



Burgess Way, Henlow, Bedfordshire. SG16 6AX





5 Bedroom Detached House

Guide Price £625,000 Freehold

A spacious extended five bedroom detached family home with a versatile accommodation and located in a quiet cul-de-sac in the heart of the ever popular Henlow village.

- Extended detached family home
- Versatile accommodation
- Five spacious bedrooms
- Two bathrooms
- Three large reception rooms
- Kitchen & utility room
- Double garage
- Driveway parking for five cars
- Attractive gardens
- EPC rating C. Council tax band F.

Ground Floor:**Entrance Hall:**

Stairs to first floor.

Sitting Room:

Abt. 20' 2" x 17' 3" (6.15m x 5.26m) A large living room with double glazed sliding patio doors leading out to the rear garden. Feature brick built fireplace. Double glazed window to rear. Television point. Wall lights. Coving to ceiling. Carpet as fitted.

Dining Room:

Abt. 15' 1" x 14' 4" (4.60m x 4.37m) Double glazed sliding patio doors leading to the conservatory. Coving to ceiling. Carpet as fitted.

Conservatory:

Abt. 14' 6" x 5' 1" (4.42m x 1.55m) Double glazed window to side.

Kitchen:

Abt. 11' 11" x 9' 6" (3.63m x 2.90m) A well appointed kitchen comprising a good range of eye and base level units with ample work tops. Single drainer one and half bowl sink unit. Built in ceramic hob, eye level double electric oven and extractor hood. Plumbing for dishwasher. Tiled splash back area. Double glazed window to side. Inset ceiling lights. Tiled flooring.

Utility Area:

Fitted with a range of units to match those of the kitchen. Single drainer sink unit. Plumbing for automatic washing machine. Coving to ceiling. Tiled flooring.

Store Room:

Abt. 9' 6" x 7' 9" (2.90m x 2.36m) Accessed from the entrance hall. Power and lighting. Door to garage.

Inner Lobby:

Double glazed door to side.

Cloakroom:

A white suite comprising low level WC and wash hand basin. Double glazed window to side.

Second Lounge:

Abt. 20' 2" x 12' 11" (6.15m x 3.94m) Double glazed sliding patio doors to rear garden. Double glazed window to rear. Stairs leading to first floor. Carpet as fitted.

First Floor:**Main Landing:**

Loft access. Carpet as fitted.

Bedroom One:

Abt. 11' 5" x 10' 11" (3.48m x 3.33m) A range of fitted wardrobes. Double glazed window to front. Carpet as fitted.

Bedroom Two:

Abt. 12' 8" x 8' 9" (3.86m x 2.67m) Double glazed window to side. A range of fitted bedroom furniture. Carpet as fitted.

Bedroom Three:

Abt. 12' 8" x 8' 0" (3.86m x 2.44m) Double glazed window to rear. Carpet as fitted.

Bedroom Four:

Abt. 11' 10" x 8' 0" (3.61m x 2.44m) Double glazed window to front. Fitted wardrobes. Carpet as fitted.

Shower Room:

A refitted suite comprising a fully tiled double width shower cubicle with shower, vanity unit with inset wash hand basin and low level WC. Fully tiled walls and floor. Double glazed window to rear.

Second Landing:

Carpet as fitted. Doors to bedroom five and bathroom.

Bedroom Five:

Abt. 14' 8" x 13' 0" (4.47m x 3.96m) Double glazed window to rear. A range of fitted wardrobes. Carpet as fitted.

Bathroom:

A white suite comprising panelled bath with mixer tap, shower over and glass shower screen, pedestal wash hand basin and low level WC. Double glazed window to side.

Outside:**Front Garden:**

This property benefits from a good size front garden with block paved driveway providing off road parking for up to five vehicles. Mature lawn with established trees, flowers and shrubs.

Rear Garden:

A private, enclosed rear garden. The paved patio area has dwarf brick retaining wall and leads to an established lawn. Timber shed to remain. Gated side access.

Double Garage:

A part integral double garage with twin up and over doors, power and lighting.

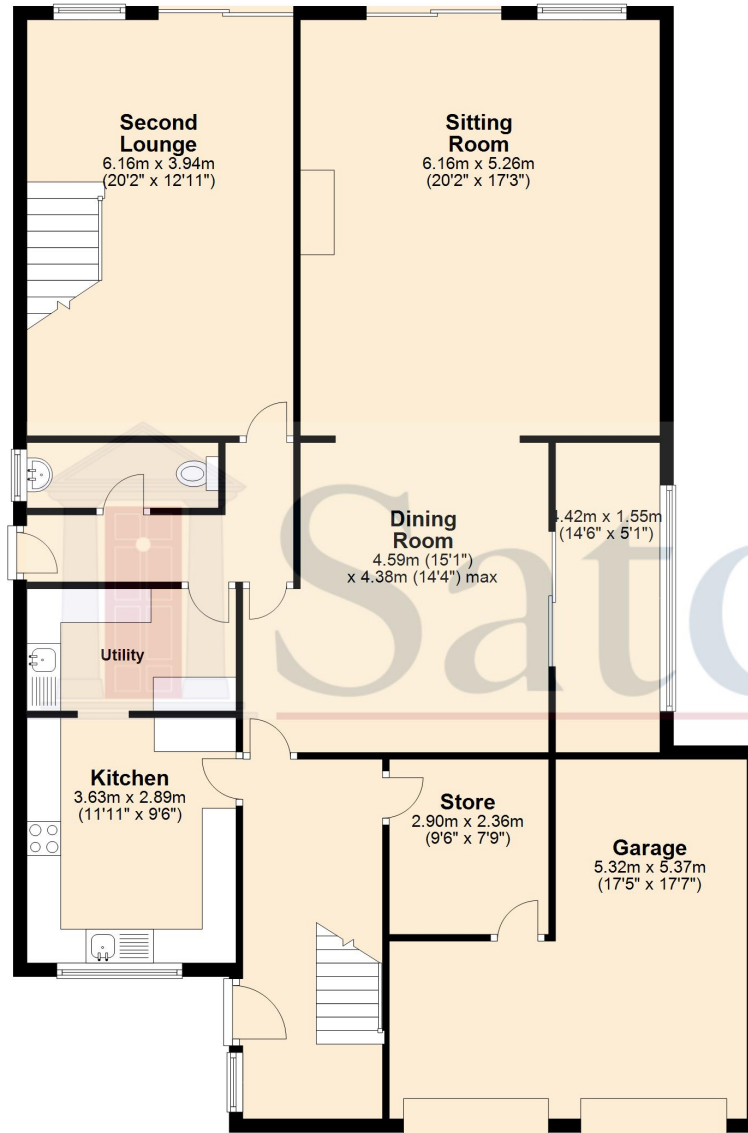




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

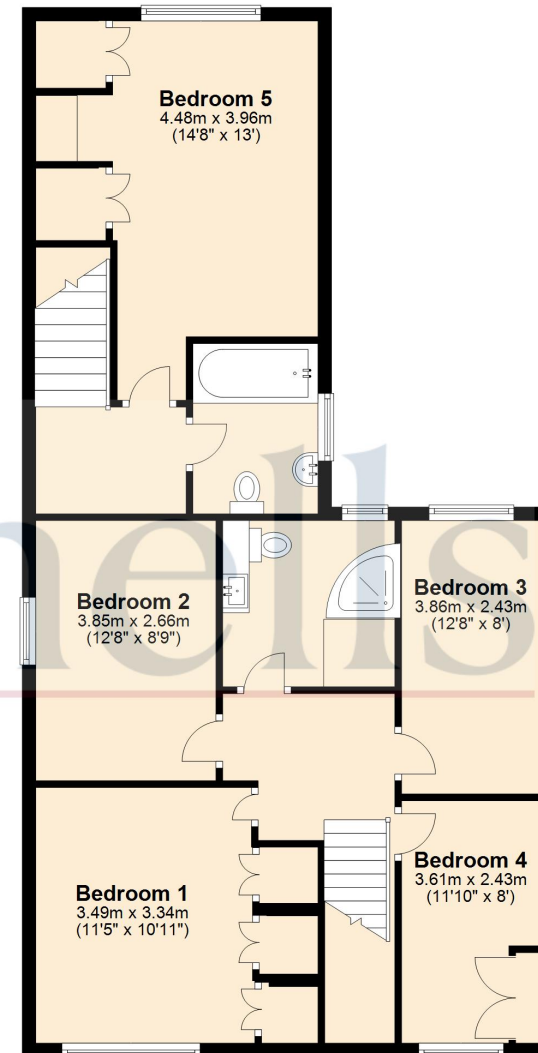
Ground Floor

Approx. 151.6 sq. metres (1631.3 sq. feet)



First Floor

Approx. 87.0 sq. metres (936.6 sq. feet)



Total area: approx. 238.6 sq. metres (2567.9 sq. feet)

For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.