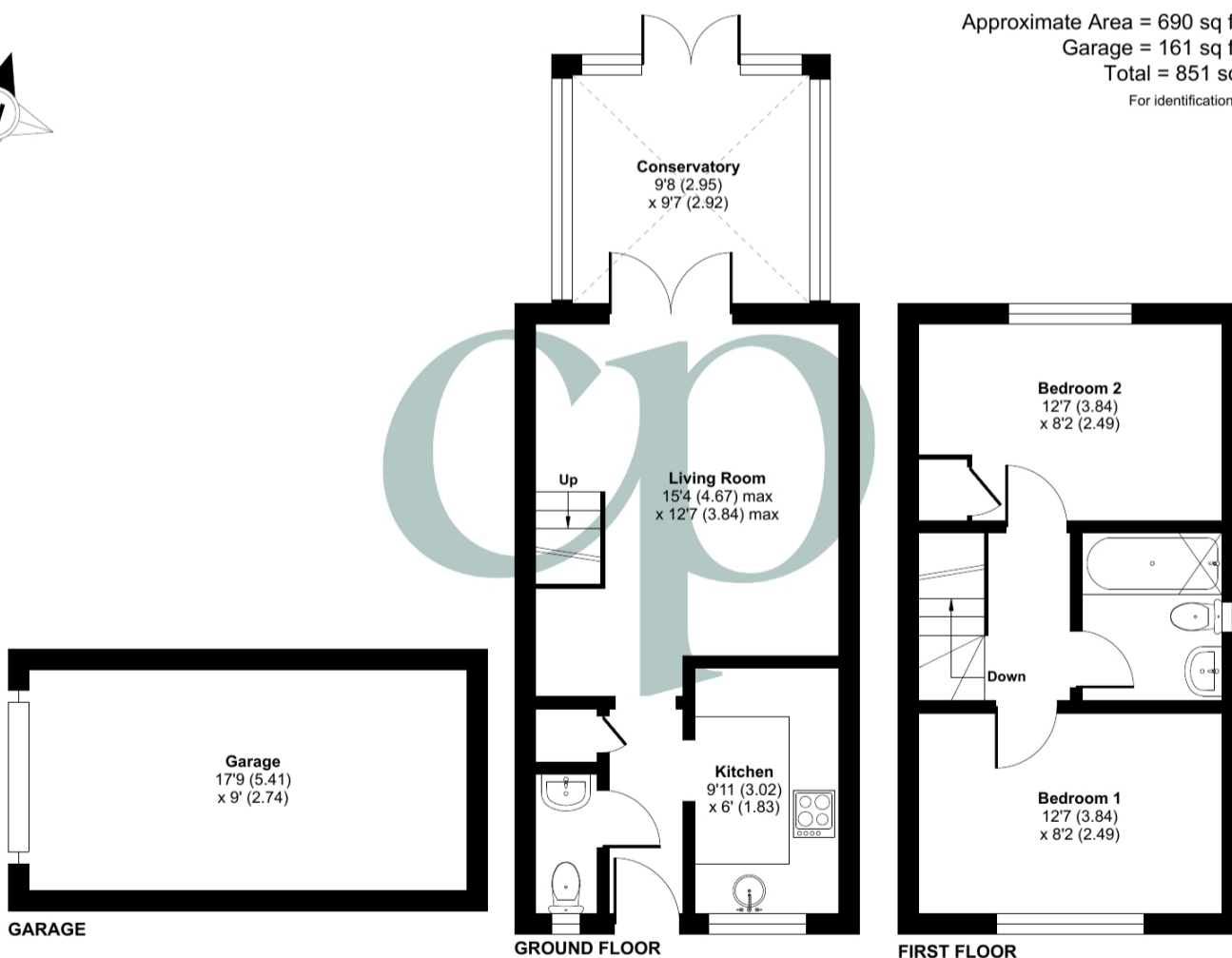




Approximate Area = 690 sq ft / 64.1 sq m  
Garage = 161 sq ft / 14.9 sq m  
Total = 851 sq ft / 79 sq m  
For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Country Properties. REF: 1116205

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free

Viewing by appointment only

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This well presented end of terrace home situated in the sought after village of Henlow is offered with no upward chain and boasts garage and parking to the rear.

- Conservatory with underfloor heating
- Sought after village location
- Spacious 15ft Living Room
- 2 double bedrooms
- NO UPWARD CHAIN
- Garage and off road parking for 2 cars in private courtyard

## Ground Floor

### Entrance Hall

Wood effect flooring. Radiator. Storage cupboard with shelving. Doors into Cloakroom, kitchen and living room.

### Cloakroom

Low level WC and wash hand basin with tiled splash backs. Radiator. Obscure double glazed window to front.

### Kitchen

3.02m x 1.83m (9' 11" x 6' 0")  
A range of wall and base units with roll edge works surfaces over and high gloss brick splash backs. Inset 1.5 ceramic sink and drainer unit with swan neck mixer tap over. Built in electric oven and grill with electric induction hob, glass splash back and stainless steel extractor hood over. Integrated fridge freezer. Integrated dishwasher. Space and plumbing for washing machine. Multi-pane double glazed window to front. Wood-effect flooring. Radiator.

### Living Room

4.67m x 3.84m (15' 4" x 12' 7")  
Stairs rising to first floor. Wood effect flooring. Radiator. Double-glazed double doors into conservatory.



## Conservatory

2.95m x 2.92m (9' 8" x 9' 7")  
UPVC conservatory on brick base with double-glazed double doors onto rear garden. Wood effect flooring. Under floor heating.

## First Floor

### Landing

Doors in to all rooms. Loft access.

### Bedroom 1

3.84m x 2.49m (12' 7" x 8' 2")  
Double-glazed multi pane window to front. Radiator.

### Bedroom 2

3.84m x 2.49m (12' 7" x 8' 2")  
Double-glazed multi pane window to rear. Radiator.

## Bathroom

Suite comprising panel enclosed bath with electric shower over and glass side screen, low-level WC and pedestal wash hand basin. Fully tiled walls. Chrome heated towel rail. Extractor fan. Obscure double-glazed window to side.

## Outside

### Front Garden

Paved pathway to front door with stone borders

### Rear garden

Laid mainly to lawn with flower and shrub borders. Circular paved patio area. Gated access to rear leading to garage and off road parking.

### Garage

5.41m x 2.74m (17' 9" x 9' 0")  
Up and over door. Power and light. Off road parking for 2 cars in front of garage.

## Location

### Henlow

The property is situated in the village of Henlow, a well-regarded and popular location in Bedfordshire, situated near the border with Hertfordshire and surrounded by lovely countryside. Offering the best of country life, whilst also being close to good transport links to London and Cambridge. The village has a good range of local facilities, including 'good' rated primary and secondary schools, village post office and the highly regarded 'Champneys'.

