



# 17, Park Farm Close

Henlow,  
Bedfordshire, SG16 6DE,  
£168,000

country  
properties

This well presented 2 bedroom cluster home set in a cul de sac location within the popular village of Henlow is offered with 80% shared ownership. Full price £210,000.

The property benefits from nil rent charge.

- Allocated parking + further guest parking
- Enclosed garden to the front - laid to lawn
- \* Service charge £24.99 pcm
- \* Ground Rent £10 per anum
- Walking distance to Arlesey mainline station - London St Pancras in (39 mins)
- Excellent commuter access to A1(M)

#### Ground Floor

##### Living Room

14' 11" x 11' 0" (4.55m x 3.35m)

Obscure UPVc part glazed reception door into lounge. Wood effect flooring. Vertical radiator. Stairs leading to first floor with understairs storage cupboard. Two UPVc double glazed windows to front. Door into:

##### Kitchen

8' 3" x 6' 4" (2.51m x 1.93m) A range of eye and base level units providing with worksurfaces and tiled splashbacks. Built in electric oven and hob with stainless steel splashback and extractor over. Stainless steel sink with drainer and mixer tap over. Space and plumbing for washing machine. Space for fridge/freezer. Wood effect flooring.. UPVc double glazed window to side.

##### First Floor

##### Landing

Access to loft space. Doors to all rooms.

##### Bedroom 1

11' 3" x 8' 5" (3.43m x 2.57m) UPVc double glazed window to front.



## Bedroom 2

12' 1" x 6' 2" (3.68m x 1.88m) UPVc double glazed window to front.

## Bathroom

Suite comprising of panel enclosed bath with electric shower over, pedestal mounted wash hand basin and low level wc. Part tiled walls. Airing cupboard housing hot water tank and shelving. Obscure UPVc double glazed window to side.

## Outside

## Front Garden

Laid mainly to lawn with footpath leading to reception door. Enclosed by timber fencing.

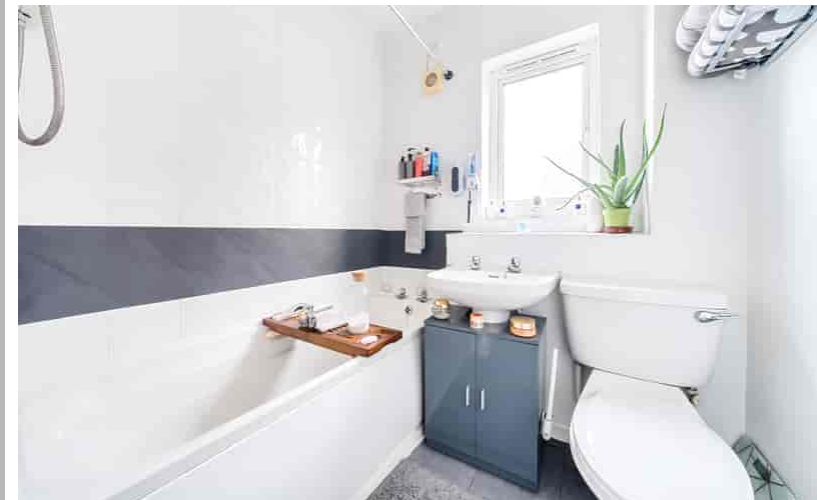
## Parking

Off road parking for 1 car + visitor parking.

## Agents Note:

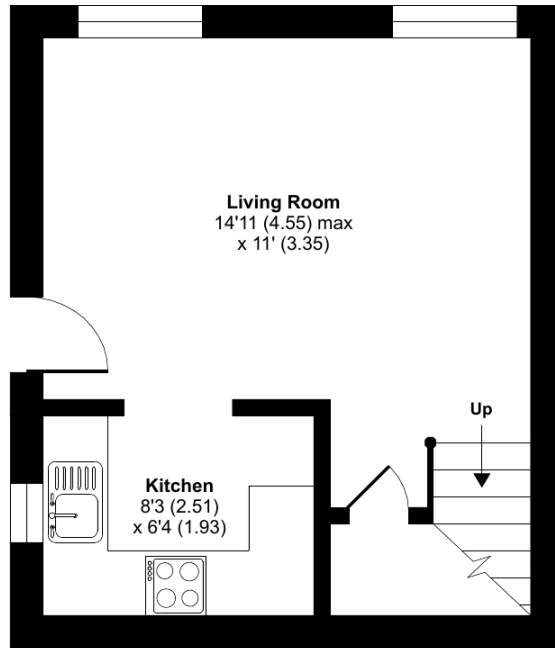
\* We have been informed that the lease commenced 999 years from April 1994 and there are currently 968 years remaining. The seller advises that the Ground rent is £10 per annum and service charge of £24.99 per month. There is no rent charge payable. We recommend that any buyer confirms this information with their legal representative prior to exchange of contracts.

Buyers will need to meet Hightown Housing Associations criteria and information on the application process is available on request. Please call for further information.

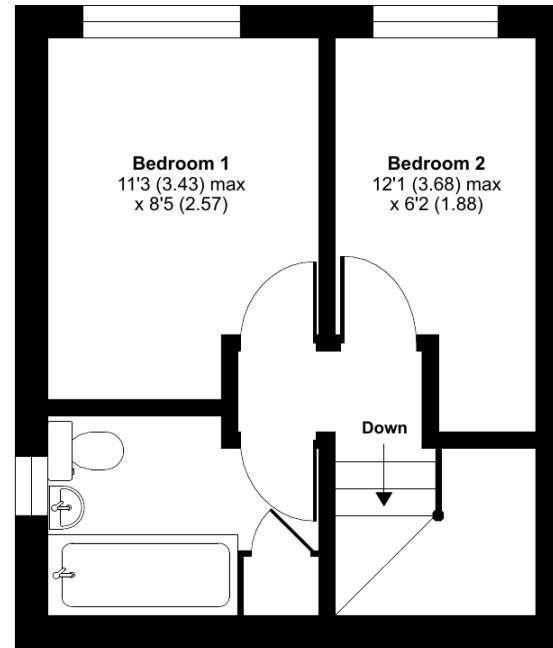


Approximate Area = 534 sq ft / 49.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1084418

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

Country Properties | 46-48, High Street | SG17 5DG

T: 01462 811822 | E: shefford@country-properties.co.uk

[www.country-properties.co.uk](http://www.country-properties.co.uk)

# country properties