



Harrier Mill, Henlow, Bedfordshire. SG16 6BQ





3 Bedroom Detached House

£400,000 Freehold

Immaculate is one word to describe this three bedroom detached family home that is located on the outskirts of the sought after village of Henlow.

This well presented home that has been updated throughout comprises entrance hall, cloakroom, living room that opens into the dining area and fitted kitchen with integrated appliances to the ground floor. Whilst to the first floor are three generous bedrooms, principal with en-suite shower room and family bathroom. Externally the property offers a low maintenance, south facing rear garden with patio area and single garage with driveway. An internal viewing is strongly advised. For further information and your availability to view then please contact Satchells Stotfold today.

- Immaculate detached family home
- Three bedrooms
- Principal room with en-suite
- Spacious living/dining room
- Modern kitchen
- Cloakroom
- Low maintenance garden
- Garage and parking
- Quiet cul-de-sac location
- EPC rating C. Council tax band E

Ground Floor:**Entrance Hall:**

A welcoming space with stairs to first floor. Radiator. Vinyl flooring.

Cloakroom:

A two piece white suite comprising low level WC and pedestal hand wash basin. Part tiled walls. Radiator. Double glazed window to front.

Living Room:

Abt. 15' 7" x 12' 1" (4.75m x 3.68m) An airy room with double glazed window to front and access to under stairs cupboard. Radiator. Vinyl flooring. Opening into:

Dining Area:

Abt. 11' 5" x 7' 7" (3.48m x 2.31m) A bright space with double glazed patio doors to rear garden. Radiator. Vinyl flooring.

Kitchen:

Abt. 11' 5" x 7' 6" (3.48m x 2.29m) A modern refitted kitchen that offers a range of eye and base level units with worktop and under unit lighting. Inset single stainless steel sink with drainer. Integrated fridge/freezer, dishwasher, microwave and oven with hob and extractor hood over. Tiled splashback. Radiator. Wall mounted gas boiler. Inset ceiling lights. Double glazed window to rear. Vinyl flooring.

First Floor:**Landing:**

Access to all rooms. Airing cupboard housing water cylinder. Double glazed window to side. Access to loft. Radiator. Carpet as fitted.

Bedroom One:

Abt. 10' 5" x 10' 0" (3.17m x 3.05m) A spacious room that offers built-in wardrobes. Double glazed window to front. Radiator. Carpet as fitted.

En-Suite Shower Room:

A white suite comprising fully tiled shower cubicle, hand wash basin with vanity under and low level WC. Double glazed window to front. Part tiled walls. Radiator. Vinyl flooring.

Bedroom Two:

Abt. 10' 0" x 8' 6" (3.05m x 2.59m) A double bedroom with double glazed window to rear. Radiator. Carpet as fitted.

Bedroom Three:

Abt. 8' 10" x 6' 7" (2.69m x 2.01m) Double glazed window to rear. Radiator. Carpet as fitted.

Family Bathroom:

A three piece white suite comprising panelled bath, pedestal hand wash basin and low level WC. Part tiled walls. Radiator. Double glazed window to side. Extractor fan. Vinyl flooring.

Outside:**Front Garden:**

Paved path to front door.

Rear Garden:

A stylish south facing rear garden that has recently been updated to offer large decked area, artificial lawn and stoned borders. This is a truly beautiful space for entertaining or relaxing in the sun. Gated access to front. Outside plug.

Garage/Parking:

A single garage with power and light. Driveway to the front for two cars.

Additional Information:**Agents Note:**

Draft details yet to be approved by the vendor and may be subject to change.





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.



