



# 19, The Sidings

Henlow,  
Bedfordshire, SG16 6FJ  
£420,000

country  
properties



This two/three bedroom end of terrace home is beautifully presented and has been extended to provide a separate studio with annexe potential. The property offers driveway parking for 2 cars and is located only a short commute to the bustling market town of Hitchin with excellent rail links to London and Cambridge.

- Beautifully presented – a credit to the current owners !
- Driveway parking x 2 cars
- Sought after village location close to local schools, amenities and a regular bus service into Hitchin
- Mainline stations at Hitchin & Arlesey provide direct link to London and Cambridge
- Scope to extend above for the studio/annexe as full planning given for double storey extension (CB/14/02258/FULL)
- Living room and separate kitchen/diner with patio door opening onto rear garden

## GROUND FLOOR

### Entrance Hallway

Door leading into living room and cloakroom. Wood effect flooring.

### Cloakroom

Obscure double glazed window to front aspect. Wood effect flooring. Heated towel rail. Vanity wash hand basin. Tiled splashbacks.

### Living Room

14' 7" x 14' 6" (4.45m x 4.42m) Double glazed window to front. Carpeted flooring. Feature wall with stone/white split face mosaic tiles. Electric feature fireplace. Double doors into kitchen/dining room. Stairs rising to first floor. Under stairs storage cupboard. Two radiators.

### Kitchen/Dining Room

14' 7" x 11' 1" (4.45m x 3.38m) Double glazed window to rear. Radiator. Tiled flooring. Range of eye and base level units with complimentary work surfaces over. 4 ring gas hob with integrated extractor hood above. Electric oven. Stainless steel sink/drainage unit with mixer tap. Space for fridge freezer. Space for washing machine. Space for dishwasher. Patio doors leading to rear garden.



## Studio

### Office

8' 4" x 9' 11" (2.54m x 3.02m) Enter via front door into office/studio with wood effect flooring. Underfloor heating. Double glazed window to front. Door leading to studio (lounge/additional bedroom):

### Studio (Lounge/Bedroom)

9' 11" x 15' 7" (3.02m x 4.75m) Vaulted ceiling and eaves storage. Wood effect flooring. Underfloor heating. Sliding doors leading onto rear garden. This has the potential to be converted easily into a ready-made annexe accommodation or incorporated into the footprint of the main house with access off the hallway.

## FIRST FLOOR

### Bedroom One and Three

14' 7" x 14' 2" (4.45m x 4.32m) Two double glazed windows to front. Two radiators. Current owners have made the master bedroom larger by incorporating bed 3; this could easily be changed back to a 3 bed if required. Fitted wardrobes.

### Bedroom Two

11' 10" x 8' 1" (3.61m x 2.46m) Double glazed window to rear. Radiator. Fitted wardrobe.

## Family Bathroom

Oscure double glazed window to rear. Three piece suite incorporating panel enclosed bath with shower attachment over, pedestal wash hand basin and wc.

## OUTSIDE

### Front Garden

Block-paved pathway and resin driveway providing off road parking for 2 cars leading to front door of no 19 and separate studio/annexe.

### Rear Garden

Mainly laid to lawn with wooden decking area. Patio doors leading into studio/annexe. Covered garden pod providing additional private seating area. BBQ oven to remain. Garden store to remain.

### Agents Note

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 014692 811822 or email: [enquiries@mortgagevision.co.uk](mailto:enquiries@mortgagevision.co.uk)

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES



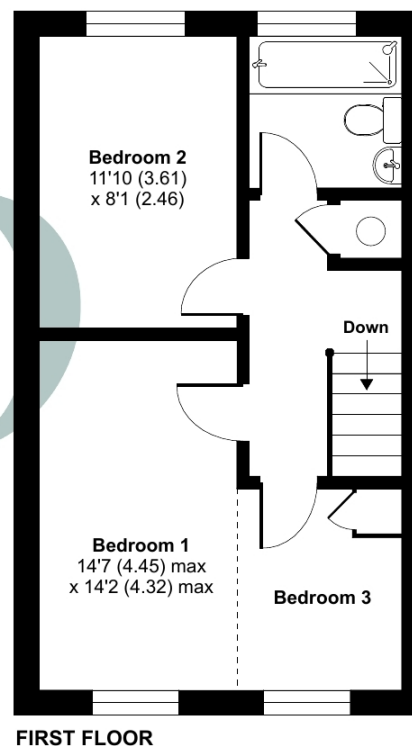
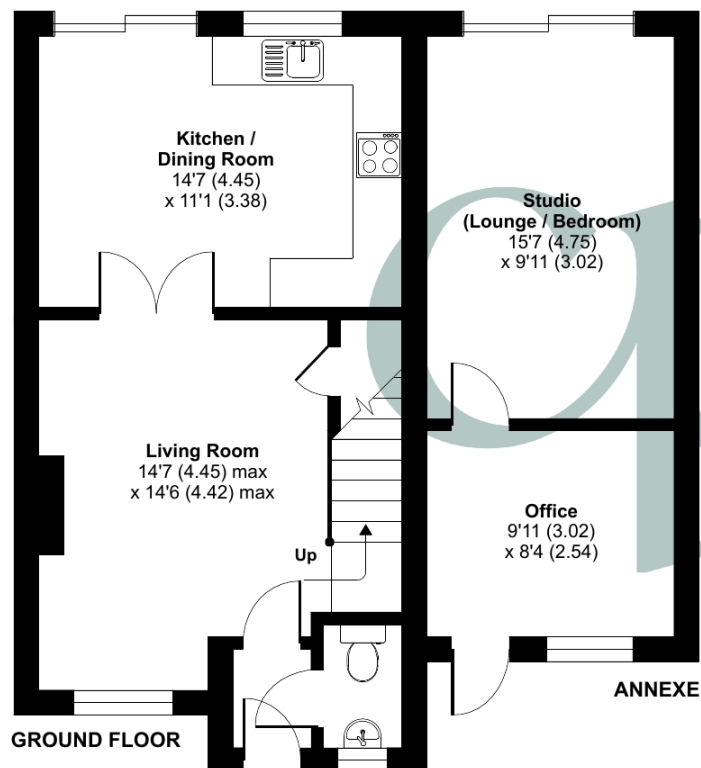


Approximate Area = 792 sq ft / 73.6 sq m

Annexe = 243 sq ft / 22.6 sq m

Total = 1035 sq ft / 96.2 sq m

For identification only - Not to scale



| Energy Efficiency Rating                    |          |           |
|---|----------|-----------|
|   | Current  | Potential |
| Very energy efficient - lower running costs |          |           |
| (92+)                                       | <b>A</b> |           |
| (81-91)                                     | <b>B</b> |           |
| (69-80)                                     | <b>C</b> | 78        |
| (55-68)                                     | <b>D</b> | 65        |
| (39-54)                                     | <b>E</b> |           |
| (21-38)                                     | <b>F</b> |           |
| (1-20)                                      | <b>G</b> |           |
| Not energy efficient - higher running costs |          |           |
| England, Scotland & Wales                   |          |           |
| EU Directive 2002/91/EC                     |          |           |

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Country Properties. REF: 1219148

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## 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)

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