



1, Swallow View

Lower Stondon, Henlow,
Bedfordshire, SG16 6FY
o.i.e.o £675,000

country
properties

A spacious four bedroom double fronted home occupying a corner position is perfect for a growing family offering over 1800sq ft of versatile accommodation. The property is a short stroll to village amenities and highly regarded schooling and a short drive to Hitchin with rail links into the City.

- Beautifully presented just move in !
- 25ft stylish kitchen/breakfast family room with integrated appliances and double doors out onto garden
- Useful utility room & downstairs cloakroom
- Separate dining room/study
- Bedroom one with built in wardrobes, Juliette balcony and en suite shower room
- Bedroom two with ensuite shower room
- The vibrant market town of Hitchin is a short drive away with rail links into the city
- A short stroll to the heart of the village its amenities, locally schooling and countryside

Ground Floor

Entrance Hall

Entrance door with wing windows to side. Wood effect flooring. Radiator. Stairs leading to first floor. Doors leading to Dining room, cloakroom and lounge

Cloakroom

Pedestal wash hand basin, WC. Radiator. Wood effect flooring.

Lounge

18' 9" x 13' 9" (5.71m x 4.19m) Dual aspect with bay window to front, fitted with bespoke wooden shutters and French doors to garden. Two radiators.

Dining Room

12' 4" x 9' 1" (3.76m x 2.77m) Double glazed bay window to front fitted with bespoke wooden shutters. Radiator. Tiled floor.

Kitchen/Family Room

25' 1" x 12' 6" (7.65m x 3.81m) Dual aspect room with double glazed windows to side fitted with bespoke wooden shutters. French doors opening onto rear garden. Tiled floor. Radiator. A range of base and eye level units with complementary work surfaces incorporating a breakfast bar area. Stainless steel inset sink unit with mixer tap. Integrated eye level double oven with 5 ring gas hob with stainless steel extractor hood. Space for fridge/freezer. Integrated dishwasher. Tiled flooring. Door to utility room. Open into family room

Utility Room

A range of base and eye level units with complementary surfaces with stainless steel sink unit. Integrated washing machine. Space for tumble dryer. Wall mounted gas boiler enclosed in cupboard. Radiator. Under stair storage cupboard. Part glazed door to garden.



First Floor

Landing

Double glazed window to front. Radiator. Airing cupboard housing Megaflow hot water cylinder. Access to all bedrooms and family bathroom

Bedroom 1

19' 6" x 12' 6" (5.94m x 3.81m) Dual aspect with double glazed window to side and front fitted with bespoke wooden shutters. Juliette balcony fitted with French doors. Built in double wardrobe. Radiator. Door leading to:

En-suite

Three piece suite comprising of wall mounted WC with enclosed cistern. Fully tiled separate shower cubicle with wall mounted shower. Wall mounted wash hand basin. Heated towel rail. Part tiled walls. Tiled flooring.

Bedroom 2

13' 9" x 8' 9" (4.19m x 2.67m) Double glazed window to rear. Radiator. Door leading to:

En-suite

Three piece suite comprising of wall mounted WC with enclosed cistern. Separate shower cubicle with wall mounted shower, wall mounted wash hand basin. Heated towel rail. Part tiled walls. Obscure double glazed window to rear.

Bedroom 3

13' 11" x 9' 9" (4.24m x 2.97m) Double glazed window to front. Radiator.

Bedroom 4

12' 6" x 7' 11" (3.81m x 2.41m) Double glazed window to front. Radiator.

Family Bathroom

Three piece suite comprising of WC, panel enclosed bath with mixer tap and shower over fitted with glass shower screen. Low level WC, wall mounted wash hand basin. Part tiled walls. Tiled flooring. Obscure double glazed window to side.

Outside

Front Garden

Block paved driveway providing off road parking for 2 cars. Gated access to rear garden with pathway leading to front door with mature shrub/flower borders.

Rear Garden

Mainly laid to lawn with paved patio area enclosed by brick wall with gated access to driveway. Further paved patio area with mature shrub and flower borders. Wooden shed (to remain).

Double Garage

Two up and over doors, power and light. Personal door to side.

Agents Note

The seller advises that the property is subject to a Management fee of approx £400 per year payable to First Port, we advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

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



Approximate Gross Internal Area
 Ground Floor = 86.6 sq m / 932 sq ft
 First Floor = 83.8 sq m / 902 sq ft
 Total = 170.4 sq m / 1,834 sq ft
 (Excluding Garage)
 Garage = 35.9 sq m / 386 sq ft

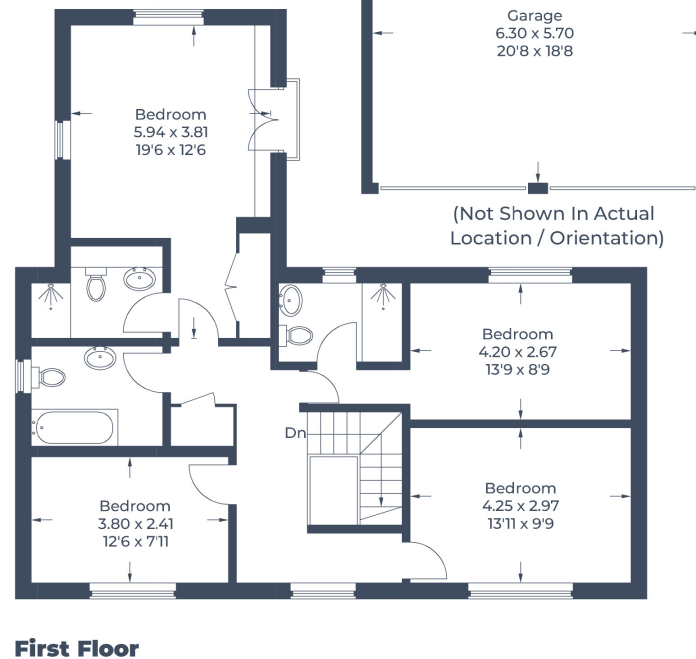
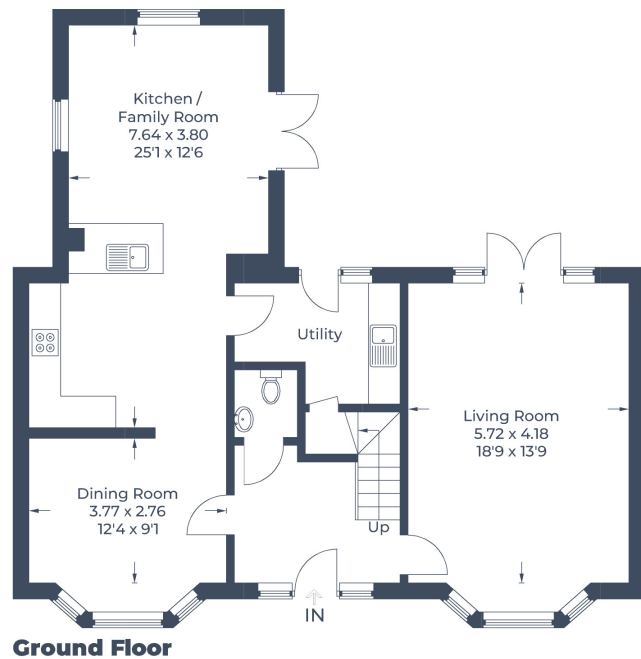


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 measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	94
(81-91)	B	
(69-80)	C	81
(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		

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 valuation, contact the numbers listed on the brochure

Viewing by appointment only

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