



Approximate Area = 1076 sq ft / 99.9 sq m
 Garage = 205 sq ft / 19 sq m
 Total = 1281 sq ft / 119 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		82	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Country Properties. REF: 1423838



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

Country Properties | 46-48, High Street | SG17 5DG
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 www.country-properties.co.uk

This three bedroom extended semi detached home offers versatile space with a generous rear garden and plenty of off road parking for 3-4 cars. The property is located in the popular village of Lower Stondon while being just a short drive from the vibrant market town of Hitchin, which offers an excellent range of shops, restaurants, and fast direct rail links into the City for those balancing village life with city access.

- Well presented - just move in !
- Living room with feature fireplace and log burning stove
- Generous garden - perfect for those 'alfresco' summer evenings
- Potential to create a Utility/boot room subject to any necessary consents
- Garage and driveway parking x 3-4 cars
- Downstairs cloakroom & Upstairs family bathroom
- Popular village location ideal for those balancing village life with city access

Ground Floor

Entrance Hall

Radiator. Stairs rising to first floor. Under stairs storage cupboard. Door into Utility room & dining room.

Living Room

12' 4" x 12' 1" (3.76m x 3.68m) Double glazed bay window to front aspect. Feature fireplace with log burning stove. Radiator. Opening into Dining area.

Dining Room

12' 2" x 10' 4" (3.71m x 3.15m) Radiator. Glazed door leading into kitchen.

Kitchen

15' 4" x 9' 9" (4.67m x 2.97m) Double glazed window to rear aspect. French doors out to rear aspect. Two Velux windows. A range of base & eye level units with complementary worksurfaces over. Tiled splashbacks. Stainless steel sink & drainer unit with mixer tap over. Space for Range cooker. Space for American fridge freezer. Integrated dishwasher. Radiator.

Utility Room

9' 1" x 7' 6" (2.77m x 2.29m) Part glazed door leading to side. Gas combination boiler. Door into downstairs cloakroom.



Cloakroom

Tiled flooring. Electric heater. Wall mounted wash hand basin. WC.

First Floor

Landing

Double glazed window to side. Airing cupboard. Doors leading to all rooms.

Bedroom 1

12' 2" x 10' 4" (3.71m x 3.15m) Double glazed window to front. Radiator.

Bedroom 2

12' 2" x 10' 2" (3.71m x 3.10m) Double glazed window to rear. Radiator.

Bedroom 3

9' 6" x 7' 8" (2.90m x 2.34m) Double glazed window to front. Radiator.

Bathroom

Obscure double glazed windows to rear & side. Suite comprising 'P' shaped bath, pedestal wash hand basin & WC. Radiator.

Outside

Front

Driveway providing off road parking for various cars. Pathway leading to front door & driveway leads to garage. Mainly laid to lawn enclosed by timber fence, borders with hedge & mature shrubs.

Rear Garden

Gated access to driveway. Personal door into garage. Pathway leading to further grassed area mainly laid to lawn enclosed by shrubs. Greenhouse (to remain). Paved patio area.

Garage

22' 11" x 8' 11" (6.99m x 2.72m) Up & over door. Fitted with power & electric.

Agents Note

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

