



The Cuttings, Lower Stondon, Henlow, Hertfordshire. SG16 6GX





4 Bedroom Detached House

Guide Price £525,000 Freehold

NEW TO THE MARKET- This stunning four bedroom detached property in the 'Lavendar Grange' development sitting on a lovely corner plot with a private south facing rear garden with garage conversion.



- Four double bedrooms
- South facing garden
- CHAIN FREE
- Garden office
- En-suite to master bedroom
- Nice walks and countryside views
- Popular development
- Low maintenance garden
- NHBC guarantee remaining
- EPC rating B. Council tax band E

Ground Floor:

Entrance Hallway:

Entrance to all living space and WC. Karndean flooring. Stairs leading to first floor.

Living Room:

Abt. 15' 1" x 10' 7" (4.60m x 3.23m) Electric fireplace. TV unit situated within the wall. Carpeted.

Kitchen/Diner:

Abt. 13' 6" x 18' 1" (4.11m x 5.51m) Fitted Quartz worktops and integrated appliances. Gas hob with extractor. Sunken sink basin with swan neck tap. Tiled flooring. French doors to garden.

Utility Area:

Under stairs storage. Space and plumbing for appliances. Window.

First Floor:

Master Bedroom:

Abt. 9' 9" x 8' 8" (2.97m x 2.64m) Fitted wardrobes with mirrored sliding doors. Radiator. Carpeted.

En-Suite:

Suite comprising walk-in shower with waterfall shower head, low level flush WC and sink basin. Heated towel rail.

Bedroom Two:

Abt. 9' 8" x 9' 8" (2.95m x 2.95m) Wardrobe with sliding mirrored doors. Radiator. Carpeted.

Bedroom Three:

Abt. 9' 0" x 8' 6" (2.74m x 2.59m) Free standing storage space. Radiator. Carpeted.

Bedroom Four:

Abt. 8' 6" x 6' 4" (2.59m x 1.93m) Shelving to wall. Radiator. Carpeted.

Family Bathroom:

Suite comprising fitted tub with shower attachment, sink basin and low level flush WC. Splash back tiling. Wood effect flooring.

Outside:

Home Office:

Brick built structure converting the garage to a home office. Dual aspect. Electric heaters. Wooden flooring.

Front Garden:

Grass verge area to the front. Side access to garden. Ample parking.

Rear Garden:

South facing rear garden, laid to lawn with a paved patio area.
Seating area at the top of the garden.

Additional Information:

Agents Note:

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

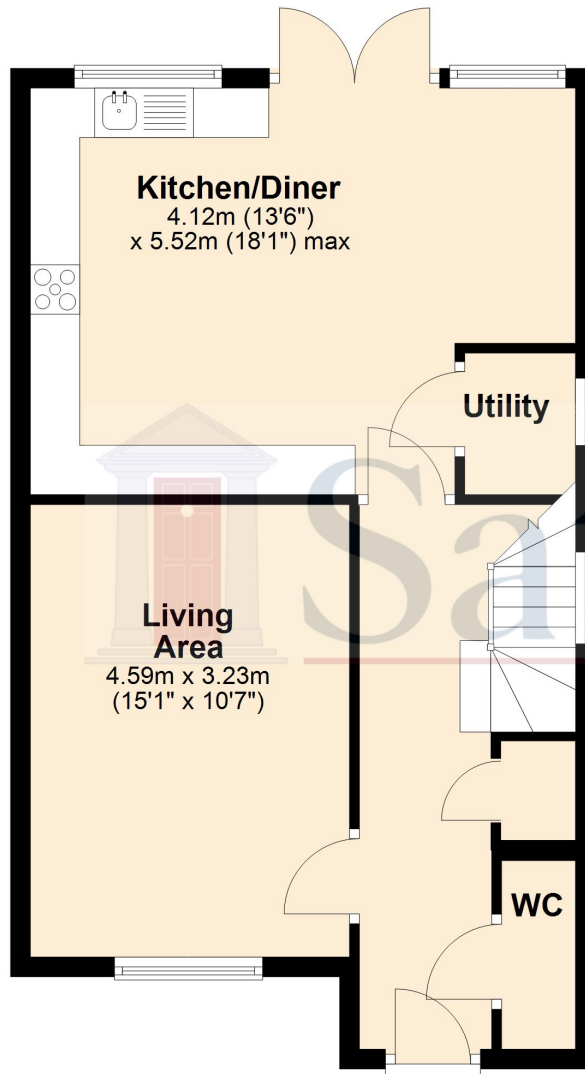




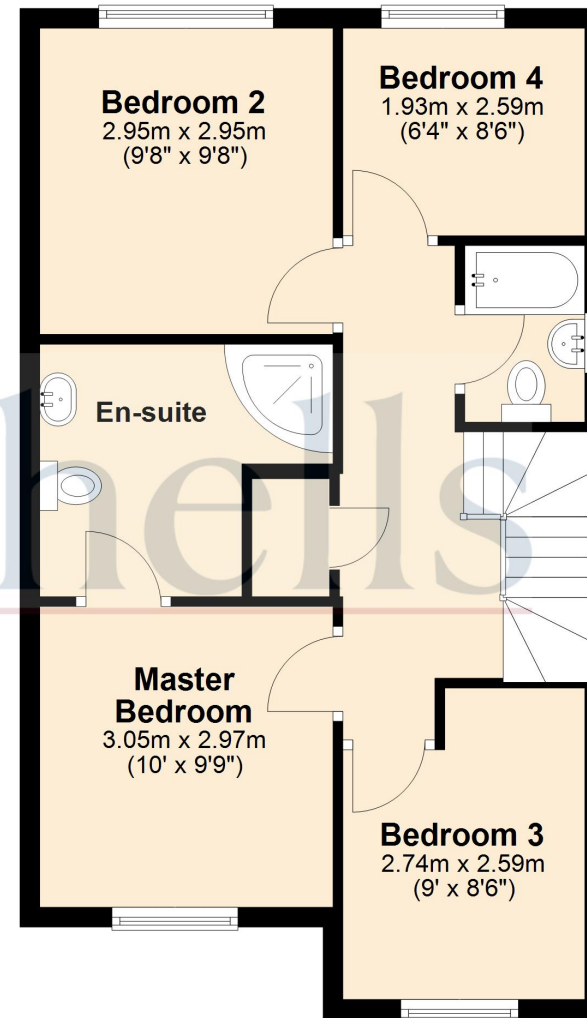
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.



Ground Floor



First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.