



# 9, Station Road

Lower Stondon,  
Bedfordshire, SG16 6JP  
O.I.E.O £425,000

country  
properties

This three bedroom semi-detached chalet style home on a generous plot is beautifully presented throughout and boasts approx. 12 x 8 garden room/studio in the garden. The property is located in this sought after village with countryside walks on your doorstep and a short drive to both Arlesey and Hitchin train stations for rail links into London.

- Potential to extend and adapt the current layout, subject to any necessary consents
- Generous garden and garden room/studio
- Re-fitted downstairs shower room and en suite to main bedroom
- Detached garage to the rear with parking in front for 2 cars
- Within walking distance of local village amenities, Mount Pleasant Golf Course and Fairway Bar and Bistro
- 3 mins walk to Stondon Lower School

## GROUND FLOOR

### Entrance Hall

Wood effect flooring. Ladder radiator. Door to bedroom, utility room, kitchen and bathroom.

### Bedroom Three

10' 9" into bay x 9' 4" max (3.28m into bay x 2.84m max) Double glazed bay window. Radiator.

### Shower Room

Recently re fitted three piece suite comprising low level WC, wash hand basin with vanity under and shower cubicle. Heated towel rail. Obscure double glazed window to side. Tiled flooring. Part tiled walls.

### Kitchen

9' 8" x 8' 7" (2.95m x 2.62m) Double glazed window to rear. Ladder radiator. A range of eye and base level units with rolled edge worksurfaces over. Eye level electric oven and grill. Stainless steel sink and drainer unit with mixer tap over. Four ring gas hob with extractor fan over. Integrated dishwasher and an integrated fridge. Part glazed door into conservatory.

### Conservatory

18' 6" x 6' 7" (5.64m x 2.01m) Wood effect flooring. Double glazed conservatory with sliding door to rear garden.

### Living Room

14' 2" x 10' 1" (4.32m x 3.07m) Double glazed window to front. Wood effect flooring. Radiator. Feature fireplace with inset gas fire, wooden surround and tiled hearth. Open into:



## Dining Room

10' 10" x 10' 0" (3.30m x 3.05m) Wood effect flooring. Ladder radiator. French doors with side lights opening into conservatory. Stairs rising to first floor.

## Utility Area

Breakfast bar. Space and plumbing for washing machine and tumble dryer.

## FIRST FLOOR

### Landing

Doors to all bedrooms. Loft hatch for access to loft space providing additional storage.

### Bedroom One

10' 9" x 9' 7" (3.28m x 2.92m) Velux window to front. Built in wardrobes. Radiator. Eaves storage. Sliding door into en suite.

### En Suite

Obscure velux window to rear. Three piece suite comprising free standing bath, wash hand basin with vanity unit under and low level WC. Heated towel rail.

### Bedroom Two

16' 9" max x 10' 0" max (5.11m max x 3.05m max) Velux window to rear and front. Radiator. Eaves storage.

## OUTSIDE

### Front Garden

Mainly laid to lawn. Pathway leading to front door. Various mature shrubs and tree borders. Pathway providing gated access to rear.

### Rear Garden

Mainly laid to lawn, with mature trees and shrubs. Raised paved patio area. Pathway leading to gated access to garage and parking. Pathway providing gated access to front. Garden room/studio. Personal door to garage. Further paved patio area. Green house (available, subject to separate negotiation).

### Garden Room/Studio

11' 7" x 7' 6" (3.53m x 2.29m) Timber studio with french doors opening onto rear garden. Power and light.

### Garage

18' 5" x 8' 11" (5.61m x 2.72m) Garage with up and over door. Power and light.

### Parking

Off road parking with two spaces in front of the garage, accessed via Hillside Road.

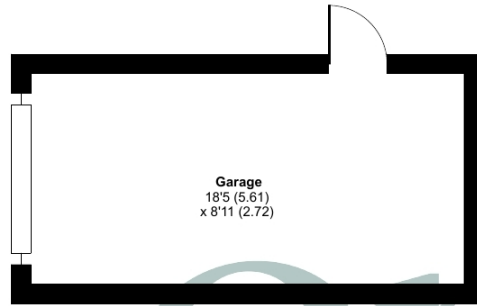




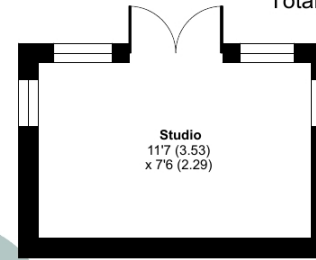
Denotes restricted head height

Approximate Area = 967 sq ft / 89.8 sq m  
 Limited Use Area(s) = 60 sq ft / 5.5 sq m  
 Garage = 167 sq ft / 15.5 sq m  
 Outbuilding = 88 sq ft / 8.1 sq m  
 Total = 1282 sq ft / 119 sq m

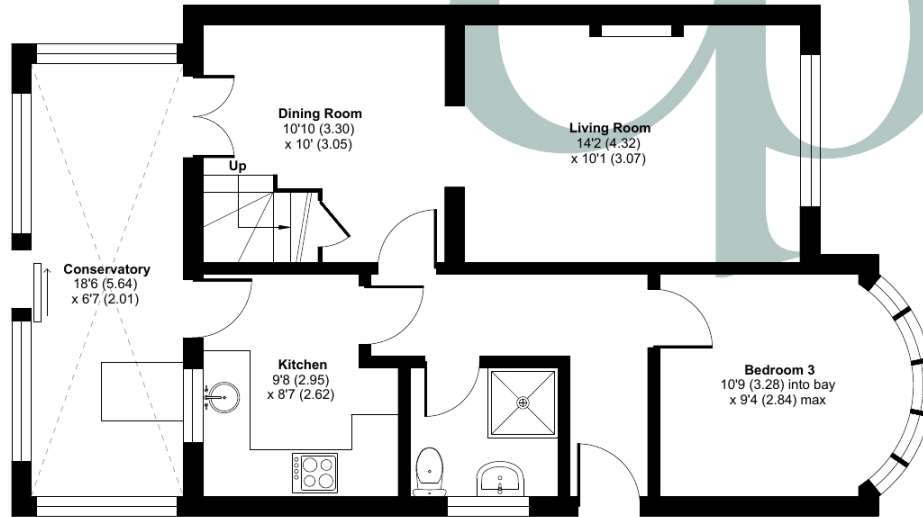
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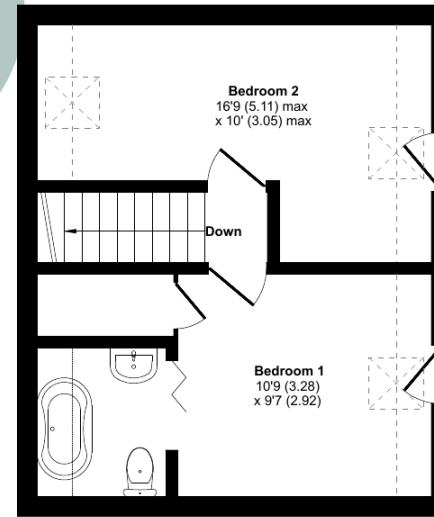
GARAGE



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

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

**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1167809

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Viewing by appointment only

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