



Welchs Close, Henlow, Bedfordshire. SG16 6NQ

| Satchells



## 4 Bedroom Semi-Detached House Offers in Excess of £540,000

Beautifully presented four-bedroom semi-detached family home arranged over three floors. The ground floor features a welcoming entrance hall, cloakroom, lounge and a stunning extended open-plan kitchen/diner, ideal for modern living and entertaining. The first floor offers three well-proportioned bedrooms, including a principal bedroom with ensuite, plus a family bathroom. The top floor boasts a spacious double bedroom with ensuite. Externally, the property benefits from a private rear garden with side access and a driveway providing parking for up to three vehicles. Early viewing highly recommended.

- Modern semi detached home
- Village location
- Driveway parking for 3 cars
- Four bedrooms
- Two ensuite shower rooms
- Immaculate family home
- Must be viewed
- Impressive kitchen/diner
- Less than one mile from Arlesey train station
- EPC rating B. Council tax band E

## **Ground Floor**

### **Entrance Hall:**

Door to front, understairs cupboard, ceramic tiled floor with underfloor heating.

### **Cloakroom:**

Wash hand basin with vanity, WC, partly tiled and heated towel rail.

### **Lounge:**

Abt. 14' 5" x 13' 0" (4.39m x 3.96m) Media point, double glazed window to front, underfloor heating.

### **Kitchen/Diner:**

Abt. 11' 9" x 20' 9" (3.58m x 6.32m) A beautiful fully fitted kitchen with a range of wall and base units, Quartz work surfaces with matching splashback, sink and drainer, induction hob, integrated appliances including double electric oven, fridge/freezer, washing machine and dishwasher, ceramic tiled floor and underfloor heating.

### **Orangery:**

Abt. 10' 2" x 9' 0" (3.10m x 2.74m) Double glazed windows to rear and side aspect, roof light, bi-fold doors leading to rear garden and underfloor heating.

## **First Floor**

### **Landing:**

Stairs from hall, airing cupboard and stairs rising to second floor.

### **Bedroom Two:**

Abt. 10' 0" x 13' 0" (3.05m x 3.96m) Double glazed window to front, radiator.

### **Ensuite:**

Fully tiled ensuite with double glazed window to side, wash hand basin with vanity, shower cubicle, low level WC and extractor fan.

### **Bedroom Three:**

Abt. 11' 9" x 9' 2" (3.58m x 2.79m) Double glazed window to rear, radiator.

### **Bedroom Four:**

Abt. 7' 2" x 11' 0" (2.18m x 3.35m) Double glazed window to rear, radiator.

### **Second Floor**

### **Landing:**

Velux window and room for a desk.

### **Bedroom One:**

Abt. 14' 6" x 12' 3" (4.42m x 3.73m) Double glazed window to front, double glazed Velux window to rear aspect, built-in wardrobe and radiator.

**Ensuite:**

Fully tiled ensuite with double glazed Velux window to rear, wash hand basin with vanity, shower cubicle, WC and extractor fan.

**Outside****Front Garden:**

Small lawned area to front with mature borders.

**Rear Garden:**

Lawned rear garden with large patio and various mature areas with side access and large timber shed.

**Parking:**

Driveway with space for up to three cars, EV charger.

**Additional Information****Agents Note:**

Draft particulars yet to be approved by vendor and maybe subject to change.

**Anti-Money Laundering (AML):**

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

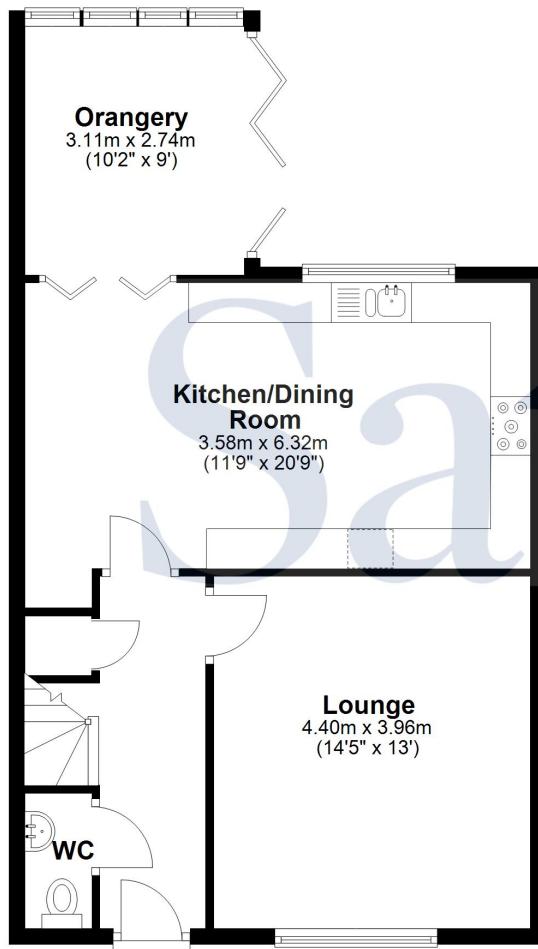




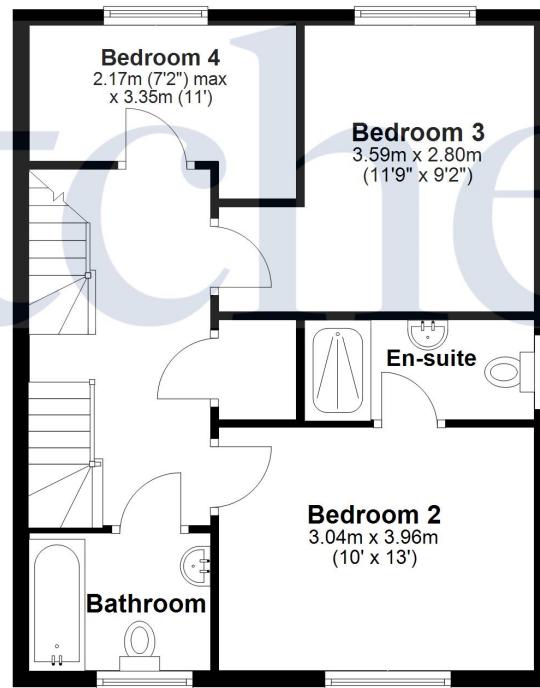
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

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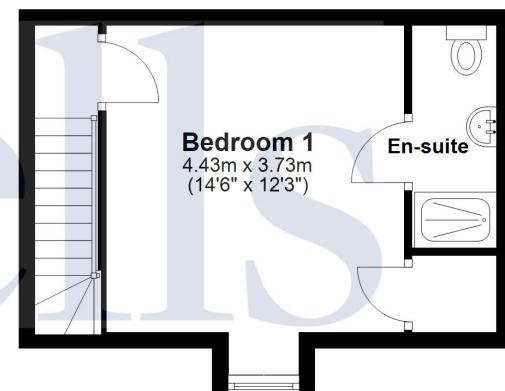
### Ground Floor



### First Floor



### Second Floor



For illustration 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.

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