



5, Myrtle Gardens

Lower Stondon,
Bedfordshire, SG16 6NH

Offers in Excess of: £400,000

country
properties

Offered with no upward chain this well presented 3 bedroom detached home with a south easterly aspect rear garden is located within a popular cul-de-sac location, just a short drive to Hitchin with direct rail link into London.

- Dual aspect living room
- Double glazed Victorian style conservatory with french doors opening onto the rear garden
- Master bedroom with en-suite shower room
- Ground floor cloakroom with plumbing for washing machine
- South easterly walled rear garden
- Short drive to the bustling town of Hitchin with many shops, bars and restaurants

GROUND FLOOR

Entrance Hall

Stairs rising to first floor with under stairs storage cupboard. Wood effect flooring. Radiator. Doors into living room, kitchen/diner and cloakroom.

Cloakroom

Suite comprising low level wc and pedestal wash hand basin. Partially tiled walls. Space and plumbing for washing machine. Obscure double glazed window to side.

Living Room

18' 7" x 10' 4" (5.66m x 3.15m) Dual aspect room with double glazed windows to front and side. Wood effect flooring. Feature stone fireplace with electric coal effect fire inset. Two radiators.

Kitchen/Dining Room

18' 7" x 9' 2" (5.66m x 2.79m) A range of wall and base units with complementary worksurfaces and tiled splashbacks. Inset stainless steel sink with drainer and swan neck mixer tap over. Built-in electric oven with 6-ring gas hob and stainless steel extractor hood over. Space for fridge/freezer. Integrated dishwasher. Radiator. Double glazed window to front. Door into:

Conservatory

13' 9" (max) x 10' 2" (max) (4.19m x 3.10m) Victorian style UPVc double glazed construction on brick base with french doors opening onto the rear garden. Ceramic tiled flooring and electric heater.



FIRST FLOOR

Landing

Access to loft space. Airing cupboard housing wall mounted gas boiler and shelving. Double glazed window to rear. Doors into all rooms.

Bedroom 1

15' 9" (max) x 10' 8" (max) (4.80m x 3.25m)
Double glazed window to side. Radiator. Built-in wardrobes and further storage cupboard with shelving.

En-Suite Shower Room

Three piece suite comprising shower cubicle, low level wc and pedestal wash hand basin. Partially tiled walls. Shaver point. Radiator. Obscure double glazed window to front.

Bedroom 2

9' 11" x 9' 4" (3.02m x 2.84m) Double glazed window to front. Radiator. Built-in wardrobes.

Bedroom 3

9' 5" x 6' 2" (2.87m x 1.88m) Double glazed window to side. Radiator. Built-in wardrobe.

Bathroom

Suite comprising panel enclosed bath with shower over and glass side screen, low level wc and pedestal wash hand basin. Partially tiled walls. Shaver point. Extractor fan. Heated towel rail. Obscure double glazed window to front.

OUTSIDE

Front Garden

Central pathway to front door with well stocked shrub borders to either side. Service light.

Rear Garden

Laid to lawn with paved patio area and flower/shrub borders. Further raised flower/shrub border with brick retaining wall. Power points. Personal door to garage. Gated access to side.

Garage

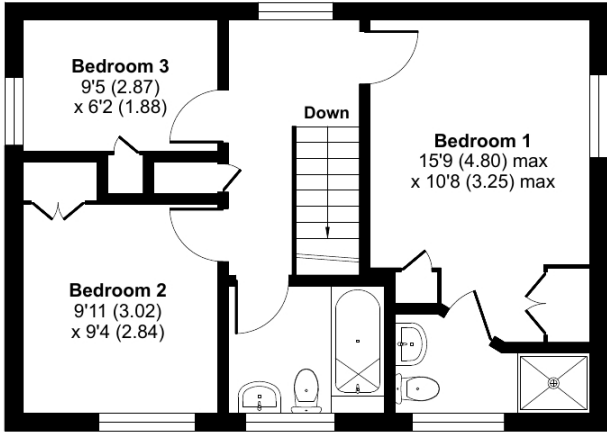
Up & over door with power/light. Personal door to rear garden.

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

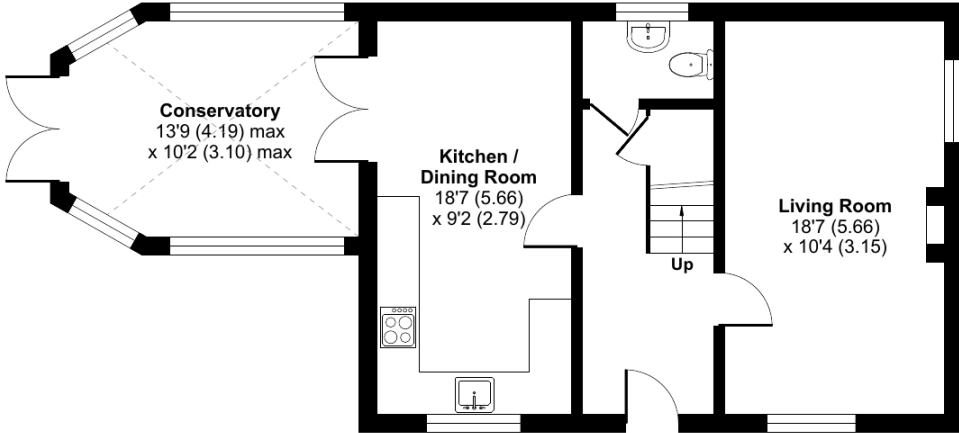


Approximate Area = 1126 sq ft / 104.6 sq m
 Garage = 150 sq ft / 13.9 sq m
 Total = 1276 sq ft / 118.5 sq m

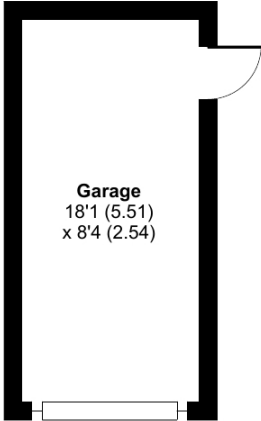
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Garage
 18'1" (5.51)
 x 8'4" (2.54)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C	73	
(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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1069828



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

Viewing by appointment only

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