



26, Signal Close

Henlow,
Bedfordshire, SG16 6FF
£340,000

COUNTRY PROPERTIES
PART OF HUNTERS

This three bedroom end of terrace home with a southerly aspect rear garden, garage and driveway parking for 2-3 cars is located only a short commute to the bustling market town of Hitchin.

- Living room and separate kitchen/diner with patio doors opening onto the rear garden
- Garage with roller door and power/light connected
- Driveway parking for 2-3 cars
- Southerly aspect rear garden
- Sought after location with local shops, school and village amenities
- Mainline stations at Hitchin & Arlesey provide direct link to London and Cambridge

GROUND FLOOR

Entrance Hall

Doors into living room and cloakroom.

Cloakroom

Suite comprising low level flush wc and wash hand basin. Radiator. Obscure double glazed window to front.

Living Room

14' 6" (max) x 14' 6" (max) (4.42m x 4.42m) Double glazed window to front. Two radiators. Stairs rising to first floor with understairs storage cupboard. Multi pane double doors opening into:

Kitchen/Diner

14' 6" x 11' 2" (4.42m x 3.40m) A range of wall and base with complementary worksurfaces and tiled splashbacks. Inset stainless steel sink with drainer and swan neck mixer tap over. Fitted electric oven and gas hob with extractor over. Space and plumbing for washing machine. Space for tumble dryer. Space for fridge/freezer. Wall cupboard housing gas boiler. Ceramic tiled flooring. Radiator. Double glazed window and patio doors opening onto the rear garden.



FIRST FLOOR

Landing

Access to partially boarded loft space. Airing cupboard housing hot water cylinder with shelving. Doors into all rooms.

Bedroom 1

14' 0" x 8' 1" (4.27m x 2.46m) Double glazed window to front. Radiator.

Bedroom 2

11' 11" x 8' 0" (3.63m x 2.44m) Double glazed window to rear. Radiator.

Bedroom 3

8' 8" (max) x 6' 2" (max) (2.64m x 1.88m) Double glazed window to front. Radiator. Bulk head storage cupboard with shelving.

Bathroom

Suite comprising panel enclosed bath with mains shower over, low level flush wc and pedestal wash hand basin. Partially tiled walls. Radiator. Extractor. Obscure double glazed window to rear.

OUTSIDE

Front Garden

Paved garden with mature hedge screening to both sides. External light.

Rear Garden

Southerly aspect garden laid to lawn with paved patio area. Cold water tap. Personal door to garage. Fully enclosed with gated access to the side.

Garage

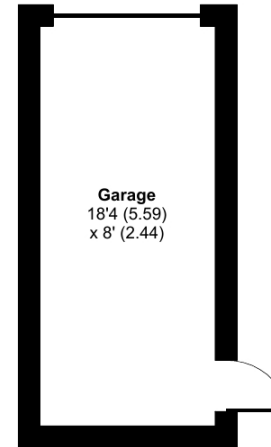
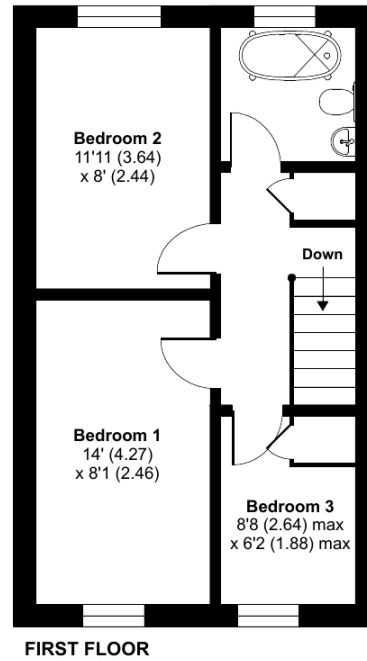
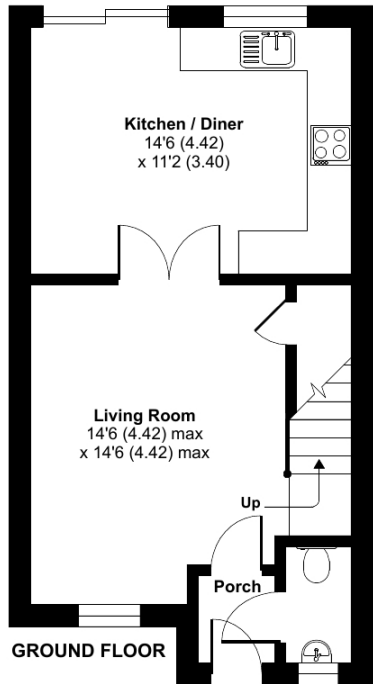
Detached single garage with roller door to front and power/light connected. Driveway providing off road parking for 2-3 cars.

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



Approximate Area = 795 sq ft / 73.8 sq m
 Garage = 147 sq ft / 13.6 sq m
 Total = 942 sq ft / 87.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		89
(81-91)	B		
(69-80)	C		75
(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: 1015232



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

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