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properties

Plum Tree Road  
Lower Standon, Henlow,  
Bedfordshire, SG16 6NE  
Offers in excess of £550,000



Viewing by appointment only

Country Properties | 46-48, High Street | SG17 5DG  
T: 01462 811822 | E: shefford@country-properties.co.uk  
[www.country-properties.co.uk](http://www.country-properties.co.uk)

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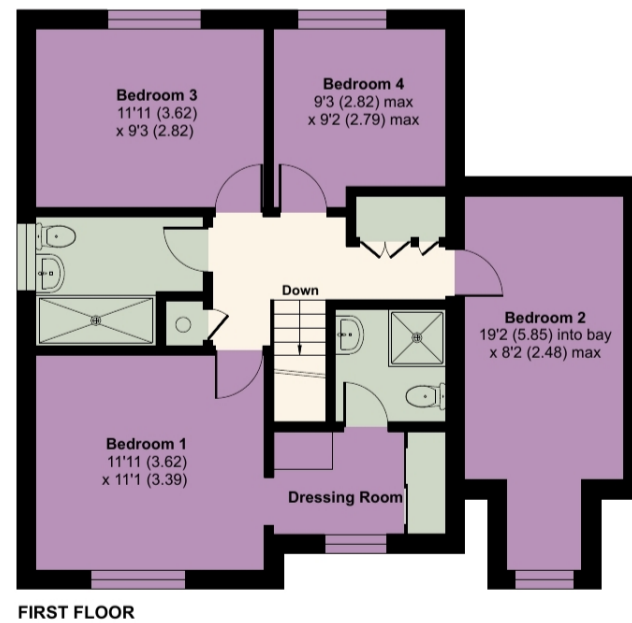
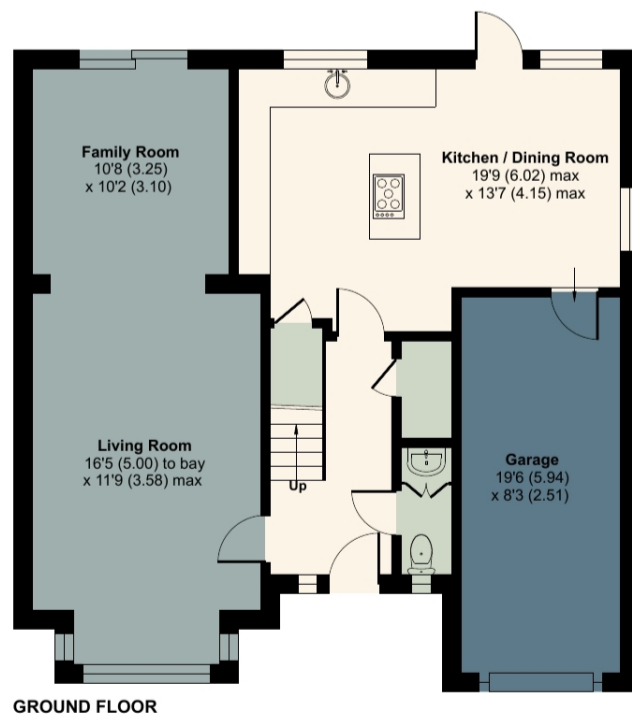
A substantial four bedroom, CHAIN FREE home located in a popular cul-de-sac, offering spacious and modern accommodation ideal for family living. The property features an impressive 19ft contemporary kitchen/breakfast room. Ideally positioned for commuters, the home provides easy access to Hitchin and Arlesey mainline stations, offering fast rail links into London



- Offered with NO UPWARD CHAIN !
- Re-fitted stylish and contemporary kitchen/breakfast room with some integrated appliances
- Access to countryside walks - perfect for walking the dog
- Popular cul de sac location
- Opportunity to adapt & extend the current layout - subject to planning
- Bedroom One benefits from a dressing area and en suite shower room
- Single garage with paved driveway provides off road parking
- Easy access to Hitchin and Arlesey mainline stations

## Floor Plans

Approximate Area = 1441 sq ft / 133.8 sq m  
 Garage = 160 sq ft / 14.8 sq m  
 Total = 1601 sq ft / 148.6 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Country Properties. REF: 1404839



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.



Ground Floor

### Entrance Hall

Wood effect flooring. Radiator. Door to downstairs cloakroom. Door to living room. Door to kitchen/ dining room. Under stairs storage cupboard. Stairs rising to first floor accommodation.

### Cloakroom

Obscure double glazed window to front. Radiator. Radiator. Wash hand basin enclosed in vanity unit. Low level wc.

### Kitchen/Diner

13' 7" x 19' 9" (4.14m x 6.02m) Wood affect flooring. Two double glazed windows to rear. Part glazed door to rear garden. Double glazed window to side. Storage cupboard. A range of eye and base level units with complementary work surfaces over. Double eye level ovens . 6 ring gas hob with stainless steel extractor over. Stainless steel sink with mixer tap over. Integrated microwave. Integrated dishwasher. Radiator. Space for fridge freezer. Peninsula island with seating. Personal door into single garage.

### Living Room

11' 9" x 16' 5" (3.58m x 5.00m) Boxed bay window to front. Two radiators. Archway leading to family room.

### Family Room

10' 2" x 18' 8" (3.10m x 5.69m) Double glazed patio doors opening onto rear garden. Archway to Living Room.



## First Floor

### Landing

Doors to all bedrooms and bathroom. Airing cupboard housing hot water tank and shelving. A range of cupboards providing extra storage. Loft access.

### Bedroom 1

11' 1" x 11' 11" (3.38m x 3.63m) Double glazed window to front aspect. Radiator. Arch to:

Dressing Area - Obscure double glazed window to front aspect. Built in wardrobes. Radiator. Open into:

### Wet Room

Fully tiled. Three piece suite including WC. Rainfall shower with glass shower door. Wall hung wash basin. Extractor fan.

### Bedroom 2

8' 2" x 19' 2" (2.49m x 5.84m) Double glazed window to front Radiator. Wood affect flooring.



### Bedroom 3

9' 3" x 11' 11" (2.82m x 3.63m) Double glazed window to rear. Radiator.

### Bedroom 4

9' 2" x 9' 3" (2.79m x 2.82m) Double glazed window to rear aspect. Radiator.

### Family Bathroom

Part tiled walls. Obscure double glazed window to rear. Three-piece suite free standing bath with mixer tap shower attachment over. Pedestal wash basin. WC. Heated towel rail.

### Outside

### Front Garden

Mainly laid to lawn with shrub borders. Pathway leading to front door. Driveway providing off-road parking. Leading to single garage.

### Rear Garden

Mainly laid to lawn enclosed by Timber fencing. Paved patio area. Raised decking area. Gated access to front. Outside light.

### Garage

Up and over door. Power and light. Personal door to kitchen.

