



17, Mayfield Crescent

Lower Stondon,
Bedfordshire, SG16 6LE

Offers in Excess of: £425,000

COUNTRY PROPERTIES
PART OF HUNTERS

This extended and beautifully presented three bedroom spacious family home is set in a cul de sac of similar properties benefits from a garage and workshop. Located in this popular quiet village location with an abundance of countryside walks on your doorstep and just a short commute to Hitchin for rail links into London.

- Re-fitted family friendly kitchen/dining room opening to double glazed conservatory
- Potential for further extend or adapt the current layout subject to the necessary consents
- Summer house - perfect entertaining space/home office or gym
- Brick built workshop and single garage
- Driveway providing off road parking for several cars
- Current owner has planning to convert the garage & workshop into an annexe CB/21/04364/FULL

GROUND FLOOR

Porch

Double glazed window and door to front. Tiled flooring. Radiator. Door into:

Entrance Hall

Stairs rising to first floor with under-stairs storage space. Cupboard housing meters. Radiator. Part glazed door into kitchen/dining room. Double doors into living room.

Living Room

17' 9" (max) x 16' 3" (max) (5.41m x 4.95m) Double glazed bay window to front. Radiator. Feature fireplace, potential to open to a working fireplace. Parquet wood effect flooring. Double doors to entrance hall.

Kitchen/Dining Room

19' 8" (max) x 18' 3" (max) (5.99m x 5.56m) Overall Measurement.
Re-fitted shaker style kitchen comprising a range of wall and base units with complementary worksurfaces and brick effect tiled splashbacks. Inset 5-ring Neff induction hob with extractor hood over. Neff appliances to include integrated fridge/freezer and dishwasher. Fitted Neff electric oven and grill with microwave. Ceramic one & half bowl sink with drainer and mixer tap over. Space and plumbing for washing machine. Space for tumble dryer. Pull out waste/recycling storage. Tiled flooring with under floor heating. Dual aspect with double glazed windows to rear and side. Open plan to:

Conservatory

Double glazed construction on a brick base with double glazed windows and door opening onto the rear garden. Tiled flooring with underfloor heating. There is a fibre glass insulated roof to enable the room to be used all year round.



Inner Hallway

Tiled floor. Doors into shower room and garage.

Shower Room

Suite comprising shower cubicle with electric shower, low level flush wc and wash hand basin. Radiator. Obscure double glazed window to rear.

FIRST FLOOR

Landing

Access to partially boarded loft space. Radiator. Doors to all rooms.

Bedroom 1

28' 1" (max) x 13' 5" (max) (8.56m x 4.09m) A range of fitted wardrobes. Radiator. Double glazed window to front.

Bedroom 2

11' 9" (min) x 8' 5" (3.58m x 2.57m) Double glazed window to rear. Radiator.

Bedroom 3

14' 10" (max) x 8' 1" (max) (4.52m x 2.46m) Double glazed window to front. Radiator.

Family Bathroom

Three piece suite comprising low level flush wc with concealed cistern, wash hand basin with vanity unit under and panel enclosed bath with rainfall shower and shower attachment. Heated towel rail. Obscure double glazed window to rear.

OUTSIDE

Front Garden

Laid to lawn with footpath to front door. Driveway providing parking for several cars, leading to the garage. Gated access to rear.

Rear Garden

Laid mainly to lawn with patio area and mature flower/shrub borders. Cold water tap. Security light. Storage shed. Further patio area. Large timber summer house with power/light and electric heater, with covered storage behind - ideal for those wishing to work or run a business from home. Gated access to front.

Garage

18' 9" (max) x 8' 1" (5.71m x 2.46m) Electric roller door to front with power/light connected. Doors into workshop and inner lobby.

Brick Built Workshop

17' 2" x 10' 2" (5.23m x 3.10m) Power & light connected with glazed door to garden.

AGENTS NOTE

The current owner advises that as well as planning to adapt the current garage & workshop into an annexe (CB/21/04364/FULL) there is planning permission to extend the driveway which would increase parking for approx 5-6 cars. We advise any potential buyer to confirm this with their legal representative.

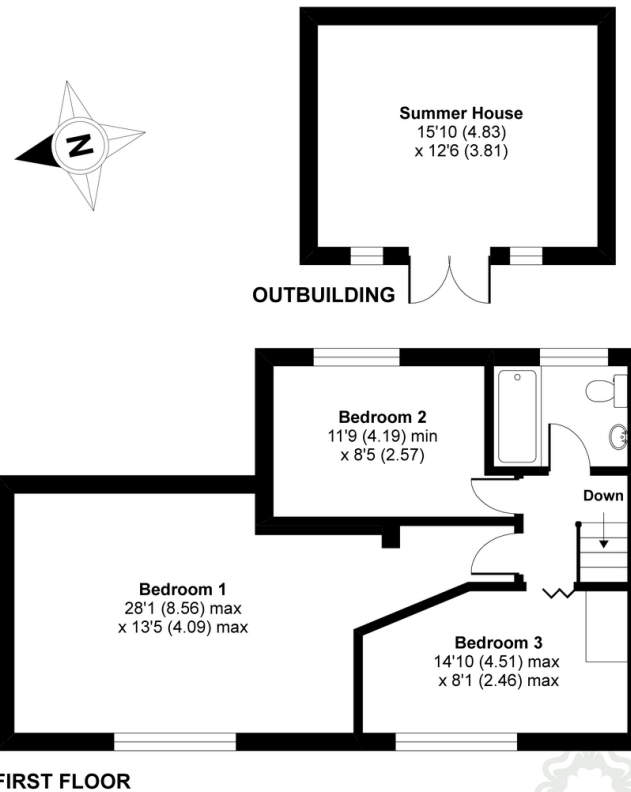
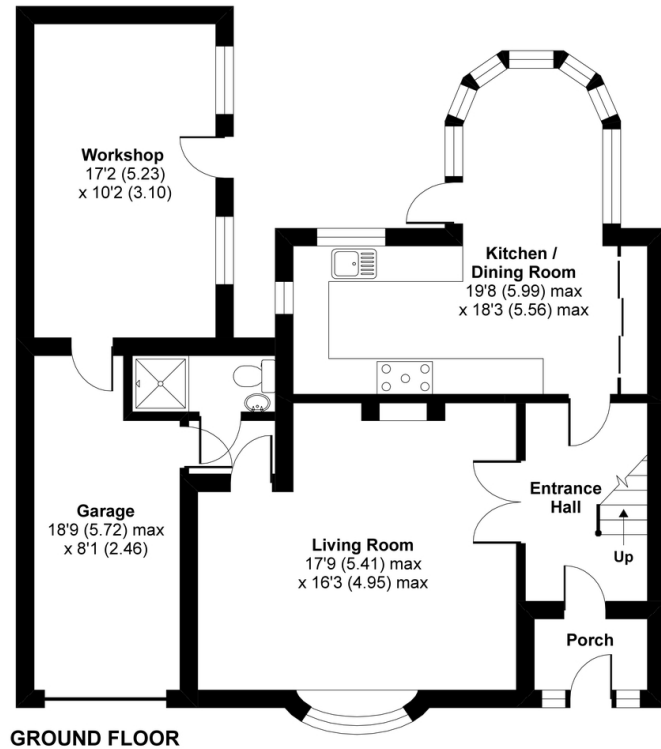
PRELIMINARY DETAILS - NOT YET APPROVED
AND MAY BE SUBJECT TO CHANGES



Approximate Area = 1644 sq ft / 152.7 sq m
 Outbuilding = 195 sq ft / 18 sq m
 Total = 1839 sq ft / 170.8 sq m

For identification only - Not to scale

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | 66 | 76 |
| England, Scotland & Wales | | | |
| | | EU Directive 2002/91/EC | |



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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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