



6, Applecroft

Lower Stondon,
Bedfordshire, SG16 6NB
Offers in excess £450,000

country
properties

This 3 bedroom link detached property has been sympathetically extended and occupies a corner plot position in a quiet cul de sac location in the popular village of Lower Stondon. The property offers spacious versatile accommodation and is just a short drive to Hitchin for rail links into London.

- Stylish newly re-fitted kitchen/breakfast room with French doors opening onto the rear garden
- Large 19ft x 15ft living room with feature log burner and doors opening onto the rear garden
- Family room/study with doors opening onto decking area
- Garden building/home office - perfect for those working from home
- Short drive to the historic town of Hitchin with a variety of shops, cafes, pubs and restaurants
- Potential to extend /adapt the the first floor layout *subject to planning consents

First Floor

Entrance Hall

Stairs rising to first floor with under stairs storage cupboard. Wood effect flooring. Radiator. Door into:

Cloakroom

Re-fitted suite comprising low level wc and wash hand basin with tiled splashback. Tiled flooring Obscure double glazed window to front.

Living Room

19' 8" x 15' 8" (5.99m x 4.78m) Feature wood burning stove with tile surround. Sliding doors and window opening onto the rear garden. Wood effect flooring. Two contemporary radiators. Door into family room and sliding pocket doors leading into the kitchen/breakfast room.

Kitchen/Breakfast Room

17' 3" x 8' 11" (5.26m x 2.72m) Re-fitted with a range of wall and base units with granite worksurfaces and tiled splashbacks. Integrated dishwasher and fridge/freezer. Inset sink with granite drainer and mixer tap over. Fitted Bosch eye level oven and combination microwave. Inset 5 ring gas hob with stainless steel extractor hood over. Tiled flooring open into dining area. Double glazed window to front and part glazed double glazed door opening to the side courtyard garden. Sliding pocket doors into living room.

Family Room/Study

12' 10" x 8' 2" (3.91m x 2.49m) Sliding doors leading onto decked area. Radiator. Glazed roof lantern. Part glazed door into utility room.



Utility Room

9' 0" x 8' 1" (2.74m x 2.46m) A range of base and wall units with worksurfaces over. Space for washing machine and tumble dryer. Door into garage area (part converted) providing storage.

First Floor

Landing

Access to loft space. Airing cupboard housing gas boiler and shelving. Doors to all rooms.

Bedroom 1

13' 3" x 8' 8" (4.04m x 2.64m) A range of fitted wardrobes with overbed storage and bedside cabinets. Radiator. Double glazed window to rear. Door into:

En-Suite Shower Room

Three piece suite comprising shower cubicle, low level wc with concealed cistern and corner vanity wash hand basin. Partially tiled walls and tiled flooring. Obscure double glazed window to side.

Bedroom 2

9' 4" x 8' 11" (2.84m x 2.72m) Double glazed window to front. Radiator.

Bedroom 3

Double glazed window to rear. Radiator.

Family Bathroom

Three piece suite comprising low level wc, vanity wash hand basin and panel enclosed bath with shower attachment and folding glass side screen. Partially tiled walls and tiled flooring. Obscure double glazed window to front.

OUTSIDE

Front Garden

Laid mainly to lawn with flower and shrub borders. Block paved pathway to front door and driveway providing off road parking for 2 cars, leading to part converted garage. External light. Gated access to rear.

Rear Garden

Laid mainly to lawn with paved patio area and mature shrub borders. Further circular patio. Pathway to side courtyard garden with gated access to front.

Garage

8' 9" x 8' 3" (2.67m x 2.51m) Roller door to front. Door into utility room.

Summer House/Home Office

15' 4" x 13' 0" (4.67m x 3.96m) Two double doors to front. Power & light connected. Door to storage area.

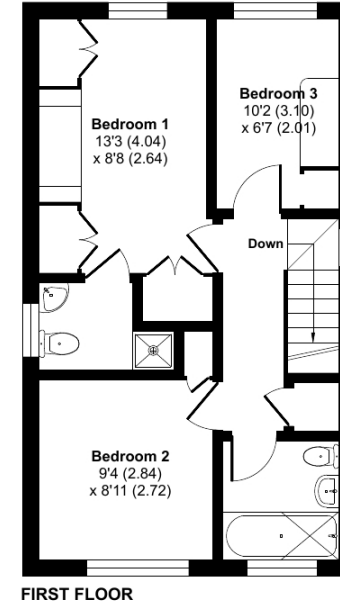
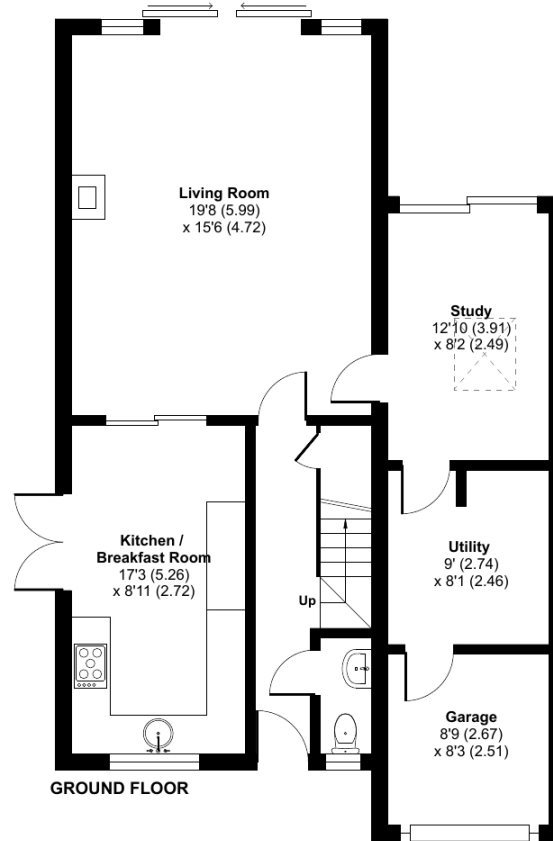
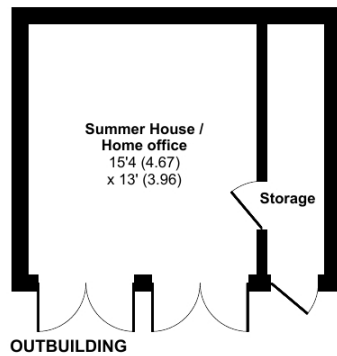
PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES





Approximate Area = 1215 sq ft / 112.8 sq m
 Garage = 74 sq ft / 6.8 sq m
 Outbuilding = 199 sq ft / 18.4 sq m
 Total = 1488 sq ft / 138 sq m
 For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		71
(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 2024. Produced for Country Properties. REF: 1079180

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Viewing by appointment only

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