



40, Woodpecker Mead

Lower Stondon, Henlow,
Bedfordshire, SG16 6FU
£360,000

country
properties

Built in 2019 by Bovis Homes this well presented 3 bedroom end of terrace home has the benefit of allocated off road parking for 2 cars and still retains the builders 10 year warranty.

- Paved allocated parking for 2 cars
- 16ft Living Room/Diner with access onto rear garden
- Still retaining builders 10 year structural defects warranty
- Well regarded village location
- Just a short commute to nearby Hitchin
- EPC Rating B

Ground Floor

Entrance Hall

Stairs raising to first floor. Radiator. Under stair storage cupboard. Door into kitchen, cloakroom and living/dining room

Kitchen

9' 10" x 8' 3" (3.00m x 2.51m) A range of wall and base units fitted with roll edge worksurfaces over, upstands and splashbacks. Inset stainless steel sink and drainer unit. Built in electric oven and gas hob with stainless steel splashback and extractor hood over. Space for fridge freezer. Space and plumbing for washing machine. Radiator. Wall mounted gas boiler enclosed in cupboard. Double glazed window to front.

Cloakroom

Low level wc, pedestal wash handbasin, tiled splashbacks. Radiator.

Living/Dining Room

16' 6" x 14' 9" (5.03m x 4.50m) Two double glazed windows to rear. Door into rear garden. Two radiators.



First Floor

Landing

Loft access. Double glazed window to side. Storage cupboard fitted with shelving. Doors into all rooms.

Bedroom 1

14' 8" x 7' 11" (4.47m x 2.41m) Two double glazed windows to front. Radiator.

Bedroom 2

14' 2" x 8' 0" (4.32m x 2.44m) Double glazed window to rear. Radiator.

Bedroom 3

10' 8" x 7' 4" (3.25m x 2.24m) Double glazed window to rear. Radiator.

Bathroom

Suite comprising panel enclosed bath with main shower over and glass side screen. Pedestal wash hand basin, low level WC. Extractor fan, radiator, tiled splashbacks.

Outside

Front Garden

Mainly laid to lawn with Laurel hedge border. Paved pathway to front door. 2 paved parking areas.

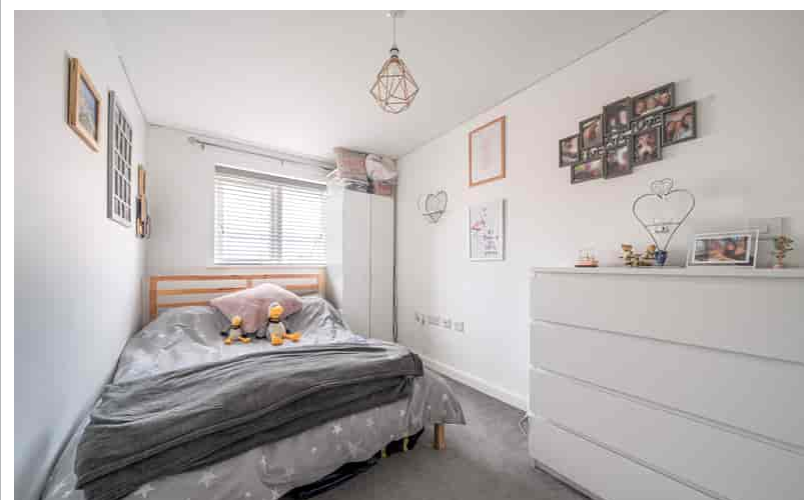
Rear Garden

Paved patio area. Laid mainly to lawn with Laurel hedge screen to side. Water tap. Service light. Gated access to side with prime access to front and parking.

Agents Note

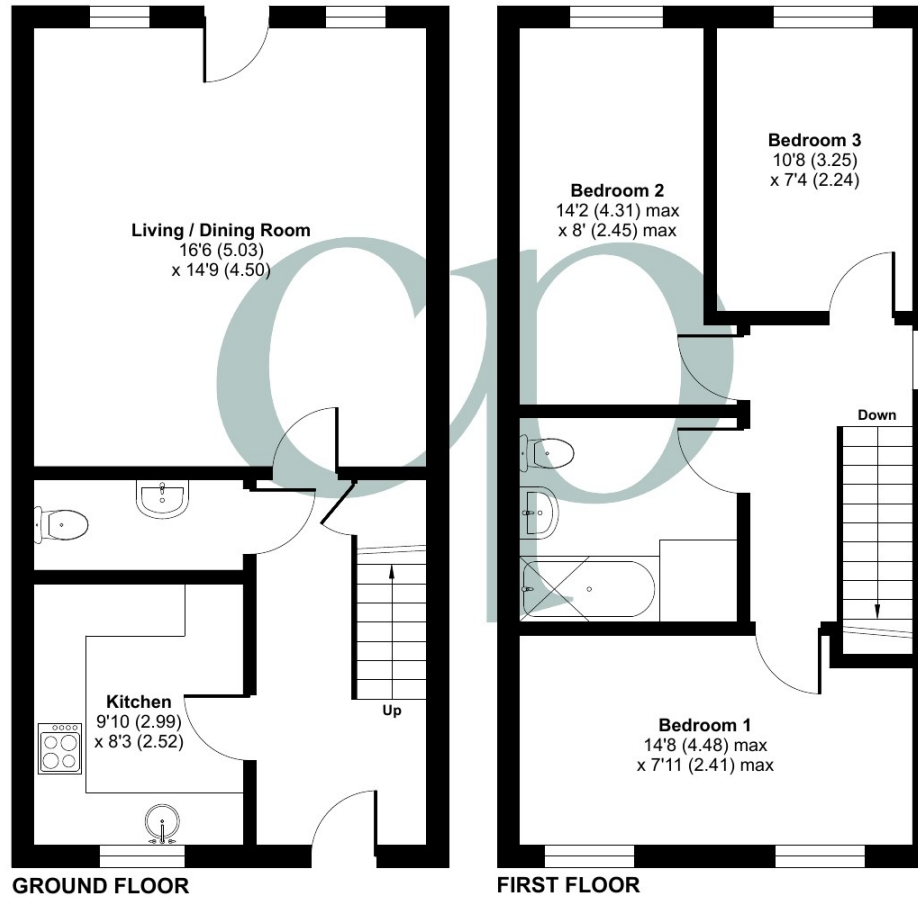
For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

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



Approximate Area = 908 sq ft / 84.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	96
(81-91)	B	84
(69-80)	C	
(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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Country Properties. REF:1319501

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Viewing by appointment only

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