



23, Derwent Road

Henlow,
Bedfordshire, SG16 6HE
Offers in Excess of £300,000

country
properties

This two-bedroom end-of-terrace home is offered in excellent condition, making it an ideal first-time purchase, and is available with no upward chain.

- Offered with no upward chain
- Recently re decorated and new carpets throughout
- Off road parking to the front for 2 cars
- Private enclosed South West facing rear garden
- Boiler serviced in 2026
- Useful downstairs cloakroom

Ground Floor

Entrance Hall

Wood affect flooring. Stairs raising to first floor. Radiator. Door into cloakroom, living room and kitchen.

Kitchen

12' 6" x 8' 8" (3.81m x 2.64m) A range of wall and base units with work surfaces over. Inset stainless steel sink and drainer unit with swan neck mixer tap over. Built in electric oven. Built in gas hob with stainless steel splash back. Integrated dishwasher. Integrated washing machine. Space for fridge freezer. Radiator. Multi-pane double glazed window to front.

Cloakroom

Low level wc. Vanity wash handbasin. Tiled flooring. Tiled splash backs. Multi-pane obscure double glazed window front.



Living Room

15' 5" x 12' 11" (4.70m x 3.94m)

Wood affect flooring. Multi-pane double glazed window to rear. Radiator. Picture rail. Door to rear lobby.

Rear Lobby

Wood affect flooring. Double glazed door onto rear garden.

First Floor

Landing

Multi-pane double glazed window to rear. Radiator. Loft access. Storage cupboard.

Bedroom 1

12' 1" x 10' 0" (3.68m x 3.05m)

Multi-pane double glazed window to front. Radiator.

Bedroom 2

12' 2" x 9' 5" (3.71m x 2.87m)

Multi-pane double glazed window to rear. Radiator. Storage cupboards.

Bathroom

Suite comprising panel enclosed bath with main shower over. Glass side screen. Pedestal wash hand basin. Low level wc. Chrome heated towel rail. Obscure double glazed window to front.

Outside

Front Garden

Paved to provide off-road parking for two cars.

Rear Garden

Laid to lawn. Paved pathway to gated access to rear.

AGENTS NOTE

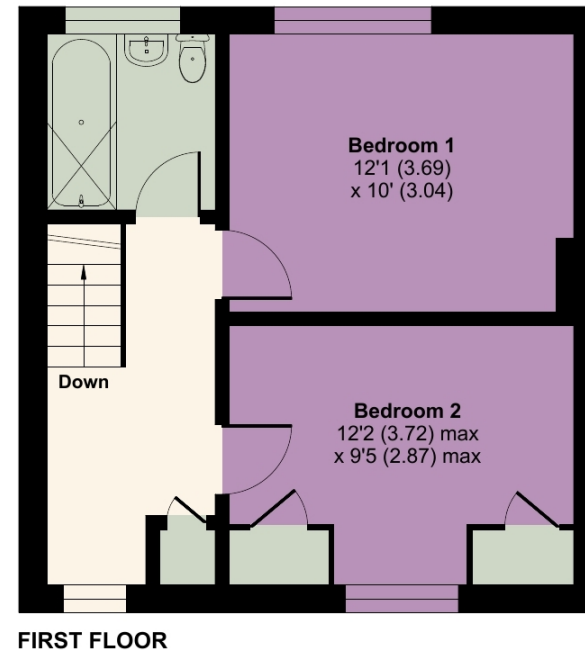
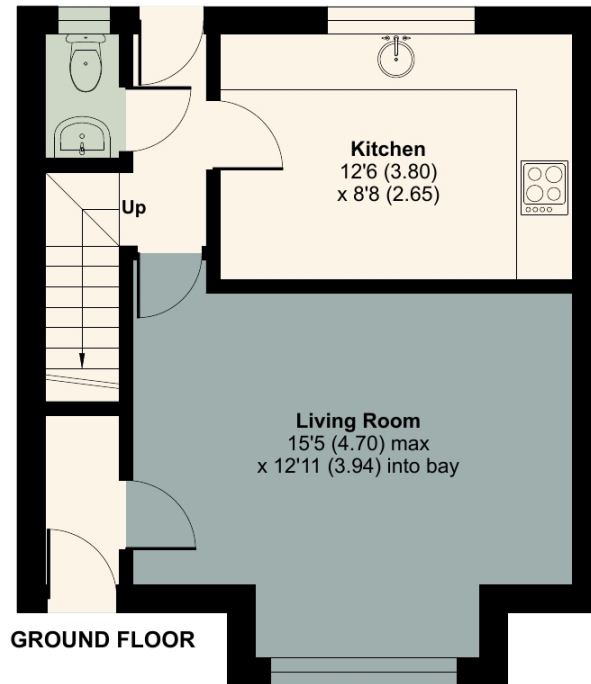
We are advised by the owner that there is an approximate £90 per month service charge, covering communal grounds maintenance and the water supply. Prospective purchasers should confirm these details with their solicitor prior to exchange of contracts.





Approximate Area = 749 sq ft / 69.5 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). © nchecon 2026. Produced for Country Properties. REF: 1410982



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

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

country
properties