



1, Birch Grove

Lower Stondon,
Bedfordshire, SG16 6EH

Offers in Excess of: £375,000

COUNTRY PROPERTIES
PART OF HUNTERS

Offered with no upward chain this 4 bedroom home offers good size family accommodation with a private south westerly aspect sunny rear garden and garage with driveway parking for several cars.

- Top floor master bedroom with en-suite shower room
- Living room with feature fireplace and french doors opening onto the rear garden
- Ground floor cloakroom and first floor family bathroom
- Private westerly aspect rear garden
- Garage with power & light
- Short commute to Hitchin with mainline station providing direct link into London

GROUND FLOOR

Entrance Hall

Stairs rising to first floor with under stairs storage space. Wood effect flooring. Radiator. Doors into cloakroom, kitchen/diner and living room.

Cloakroom

Suite comprising low level wc and pedestal wash hand basin. Partially tiled walls and wood effect flooring. Obscure double glazed window to side.

Kitchen/Dining Room

15' 7" (into bay) x 9' 4" (max) (4.75m x 2.84m) A range of wall and base units with wood effect worksurfaces and tiled splashbacks. Inset one & half bowl sink with drainer and mixer tap over. Built-in electric double oven with 5-ring gas hob and stainless steel extractor hood over. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Ceramic tiled flooring. Double glazed walk-in bay window to front.

Living Room

16' 3" (max) x 11' 4" (max) (4.95m x 3.45m) Double glazed window and french doors opening onto the rear garden. Wood effect flooring. Two radiators. Feature fireplace with timber surround.

FIRST FLOOR

Landing

Stairs rising to second floor accommodation. Airing cupboard housing gas boiler and hot water cylinder. Further storage cupboard. Doors into bedrooms 2, 3, 4 and family bathroom.



Bedroom 2

11' 1" x 9' 5" (3.38m x 2.87m) Double glazed window to rear. Radiator. Wood effect flooring. Built-in double wardrobe.

Bedroom 3

11' 1" x 9' 5" (3.38m x 2.87m) Double glazed window to front. Radiator. Wood effect flooring. Built-in double wardrobe.

Bedroom 4

7' 9" x 6' 8" (2.36m x 2.03m) Double glazed window to rear. Radiator. Wood effect flooring.

Bathroom

Suite comprising 'p' shaped panel enclosed bath with curved glass side screen and mains shower over, low level wc and pedestal wash hand basin. Partially tiled walls. Ceramic tiled flooring. Extractor fan. Obscure double glazed window to front.

SECOND FLOOR

Landing

Radiator. Door into:

Bedroom 1

15' 10" (into bay) x 12' 11" (max) (4.83m x 3.94m) Double glazed window to front. Radiator. Two fitted wardrobes. Eaves storage cupboard. Access to partially boarded loft space.

En-Suite Shower Room

Suite comprising shower cubicle, low level wc and pedestal wash hand basin. Partially tiled walls and tiled flooring. Extractor fan. Obscure double glazed window to rer.

OUTSIDE

Front Garden

Shingled garden with paved pathway to front door. External light. Block paved driveway providing off road parking for several cars.

Rear Garden

Private enclosed south westerly facing rear garden laid mainly to lawn with large paved patio area to the rear. Gated access to side.

Garage

Up & over door with power/light.

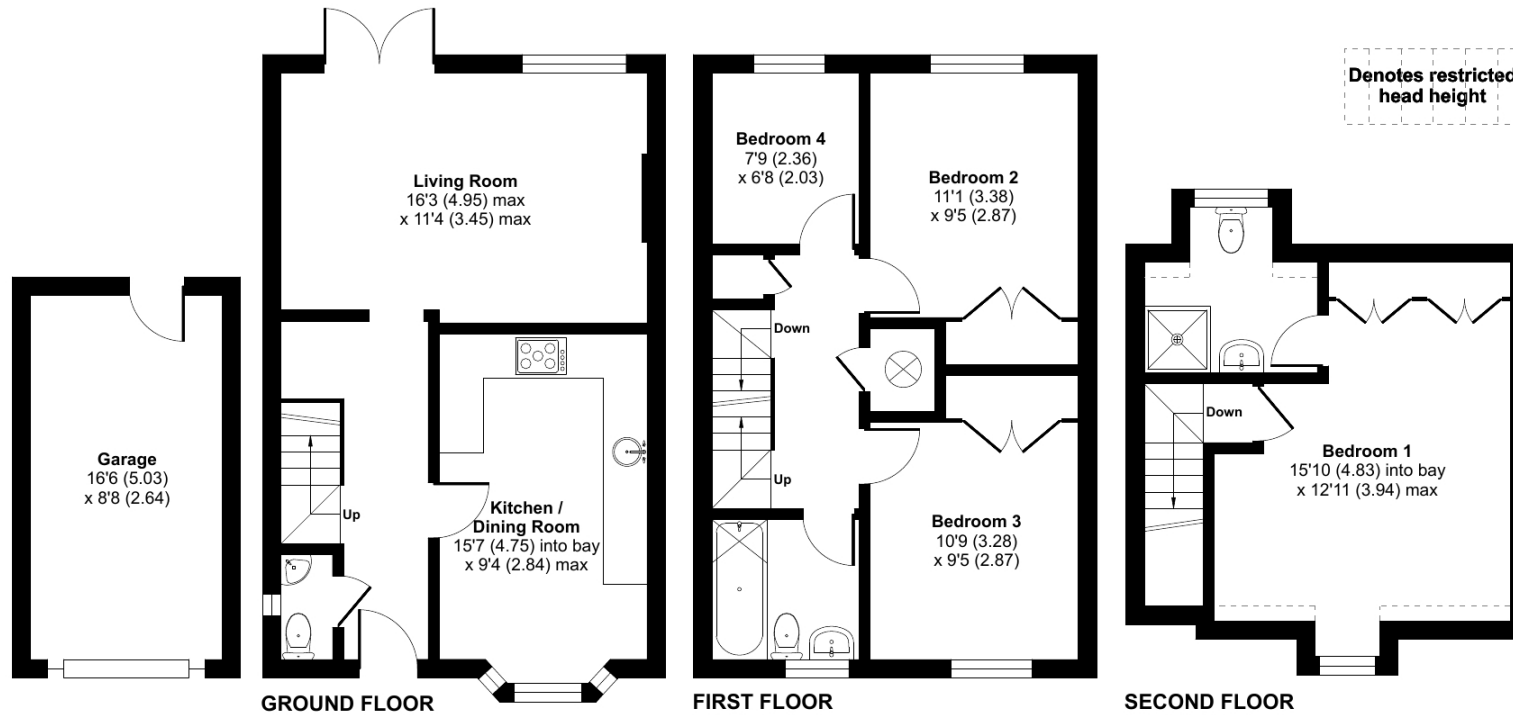
PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES





Approximate Area = 1159 sq ft / 107.7 sq m
 Limited Use Area(s) = 9 sq ft / 0.8 sq m
 Garage = 143 sq ft / 13.3 sq m
 Total = 1311 sq ft / 121.8 sq m
 For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		89
(81-91)	B		
(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 Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1012485



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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