



30a, Station Road

Lower Stondon,
Bedfordshire, SG16 6JP
£300,000

COUNTRY PROPERTIES
PART OF HUNTERS

This two double bedroom property offers a stylish kitchen, sunny landscaped rear garden and has the benefit of a single garage to the rear. Situated in the sought after village of Lower Stondon just a short drive to the historic market town of Hitchin for direct rail links into London.

- Well presented throughout
- Two double bedrooms
- Stylish kitchen with granite worksurfaces and integrated appliances
- Four piece family bathroom
- Sunny recently landscaped generous rear garden
- Single garage en-bloc with electric, accessed via the side of property

GROUND FLOOR

Entrance Porch

Large storage cupboard. Wood effect flooring. Cupboard housing electric meter. Multi-pane glazed door into:

Living/Dining Room

22' 3" (max) x 13' 4" (max) (6.78m x 4.06m) Overall measurement. Full height double glazed window and patio doors opening onto the rear garden. Stairs rising to first floor accommodation. Storage cupboard housing wall mounted boiler. Wood effect flooring. Radiator.

Kitchen

A range of wall and base level units with granite worksurfaces and upstands. Inset ceramic one & half bowl sink with drainer and filter tap. Built in eye level electric oven and grill. Inset induction hob. Integrated fridge freezer and dishwasher. Space and plumbing for washing machine. Wood effect flooring. Double glazed window to front.



FIRST FLOOR

Landing

Hatch to fully boarded loft space with ladder and light. Doors to all rooms.

Bedroom 1

11' 3" x 10' 1" (3.43m x 3.07m) Double glazed picture window overlooking the rear garden. Built in wardrobe with shelving and light. Radiator.

Bedroom 2

10' 11" x 7' 4" (3.33m x 2.24m) Double glazed window to front. Radiator.

Bathroom

Four piece suite comprising large double ended bath with mixer/shower attachment, vanity wash hand basin with storage under, separate shower cubicle and low level wc. Half height tiled walls and ceramic tiled flooring. Fitted mirror cabinet. Heated towel rail. Obscure double glazed window to front.

OUTSIDE

Front Garden

Enclosed by mature hedge screening with paved garden with pathway to front door. External light.

Rear Garden

Split level recently landscaped sunny garden comprising large paved patio with large planter and steps down to further patio and lawn area with shrub borders. Further steps down to gated access to garage and timber shed.

Single Garage

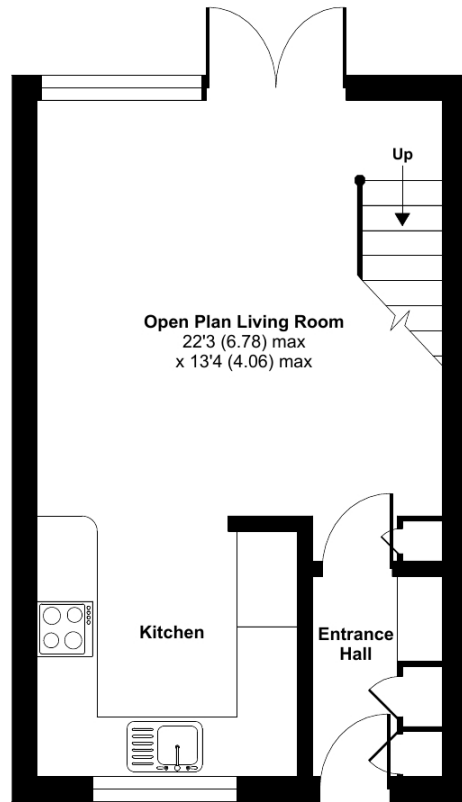
En-bloc (first on the right) accessed via the side of the property, power points.

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

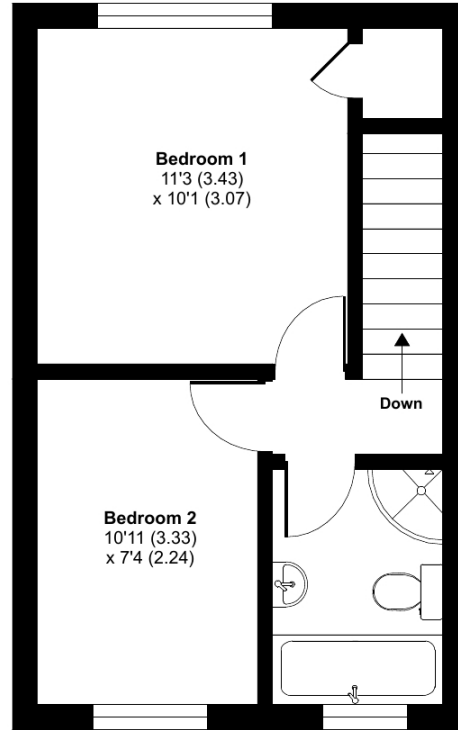


Approximate Area = 608 sq ft / 56.5 sq m
 Garage = 136 sq ft / 12.6 sq m
 Total = 744 sq ft / 69.1 sq m

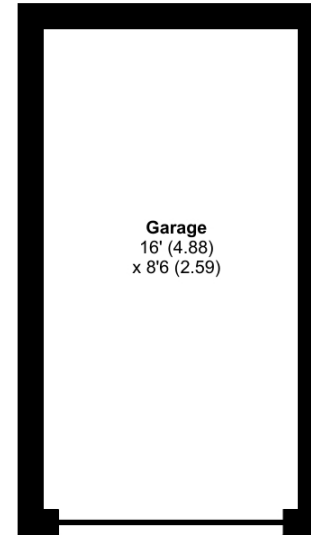
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			70
		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: 1064119



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

