



Welchs Close, Henlow, Bedfordshire. SG16 6NQ

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# 3 Bedroom Semi-Detached House

## Offers in Excess of £425,000

### Freehold

A beautifully presented three-bedroom family home, approximately four years old, situated in the highly sought-after village of Henlow. The property features underfloor heating throughout the ground floor and boasts a stunning 15ft kitchen-diner with quartz work surfaces, ideal for modern family living. An impressive 18ft lounge benefits from French doors opening onto the rear patio, creating a bright and welcoming space. Externally, the property offers off-road parking to the front, complete with an EV charging point.

- Modern semi-detached home
- Three generous bedrooms
- Light and airy living room
- Attractive rear garden
- Beautifully presented throughout
- Village location
- Less than one mile from Arlesey train station
- Parking for two cars
- Ground floor cloakroom
- EPC rating B. Council tax band D

## **Ground Floor** **Entrance Hall:**

Tiled floor. Under floor heating. Stairs rising to 1st floor accommodation with glass balustrade. Spotlights to ceiling.

## **Cloakroom:**

Low level WC. Vanity unit with wash hand basin. Half tiled. Wall mounted heated towel rail. Tiled floor. Under floor heating. Spotlights to ceiling. Frosted double glazed window to side.

## **Kitchen/Diner:**

Abt. 15' 8" x 12' 5" (4.78m x 3.78m) Range of fitted eye level and base units with quartz work surface over with upstand. Inset bowl sink. Five ring induction hob with extractor over. Built in double oven at eye level.

Integrated fridge, freezer, dishwasher and washing machine. Tiled floor, under floor heating. Panelling to one wall. Spotlights to ceiling. Double glazed window to front.

## **Lounge:**

Abt. 10' 10" x 19' 8" (3.30m x 5.99m) Under floor heating. Double glazed French doors to garden.

## **First Floor** **Landing:**

Access to all rooms. boarded loft with ladder and power.

## **Bedroom One:**

Abt. 12' 1" x 12' 5" (3.68m x 3.78m) Double glazed window to rear. Wall mounted radiator.

## **Bedroom Two:**

Abt. 14' 6" x 9' 2" (4.42m x 2.79m) Double glazed window to rear. Wall mounted radiator.

## **Bedroom Three:**

Abt. 10' 10" x 10' 2" (3.30m x 3.10m) Built in cupboard, double glazed window to rear. Wall mounted radiator.

## **Bathroom:**

Frosted double glazed window to rear aspect. Panelled bath with rainwater shower, hand held shower attachment and screen. Close coupled WC, wash hand basin with drawers under, spotlights to ceiling. Wall mounted heated towel rail. Tiled splashback. Tiled floor.

**Rear Garden:**

Paved patio with lawned area, shrubs and plant borders.  
Timber summer house with power, light and internet.  
Gated access to front.

**Parking:**

Two parking spaces. Charger.

**Additional Information****Agents Note:**

Draft particulars yet to be approved by vendor and  
maybe subject to change.

**Anti-Money Laundering (AML):**

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

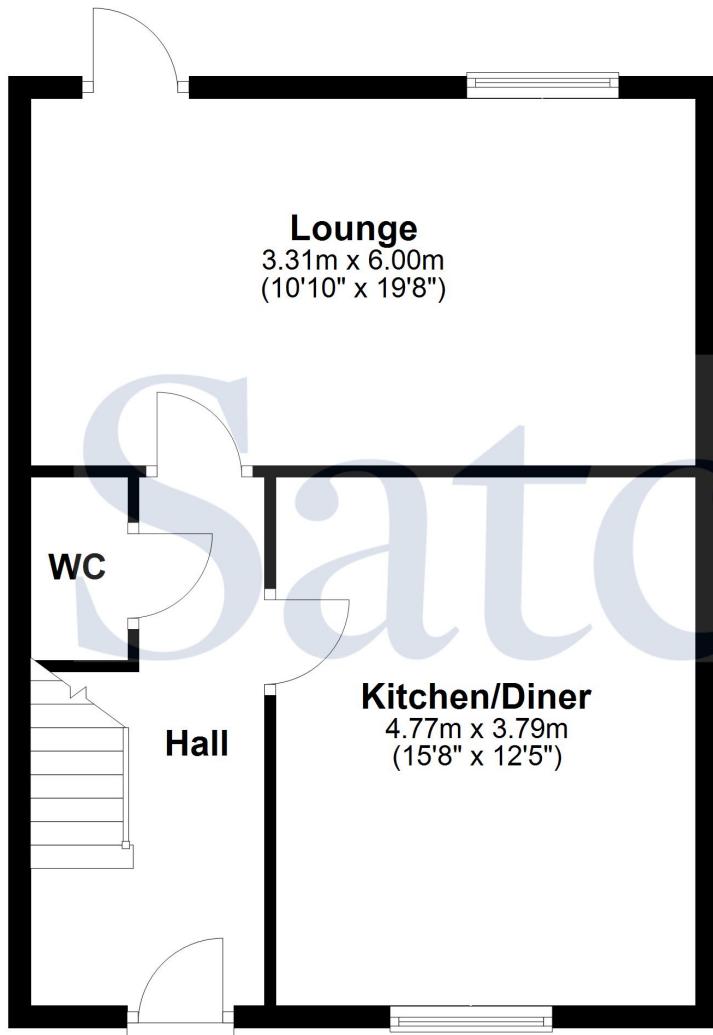




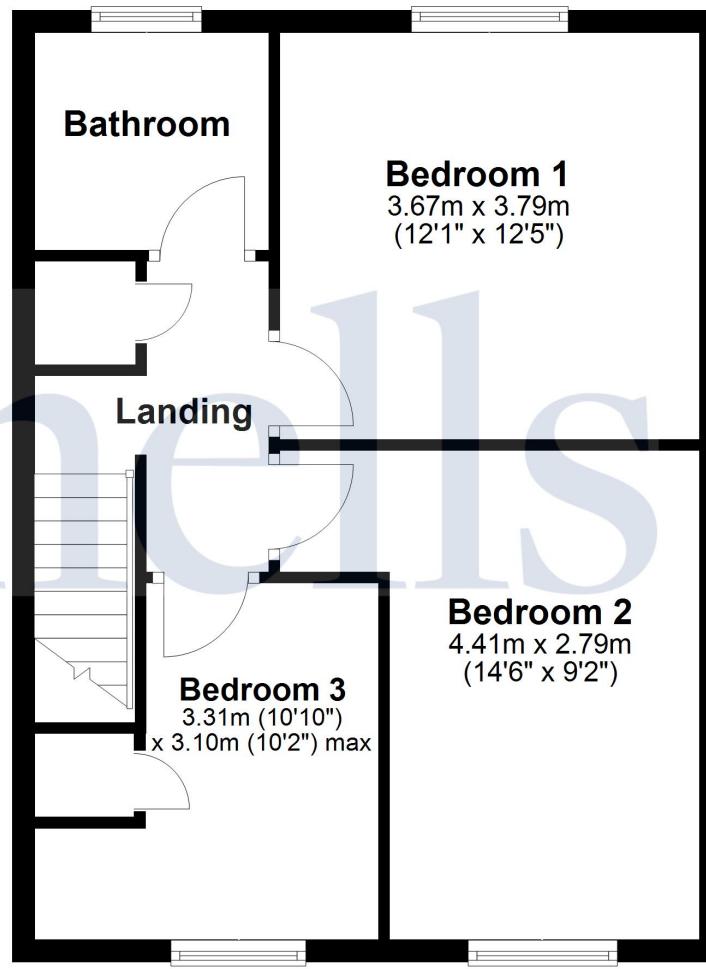
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## Ground Floor



## First Floor



For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.

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