



Applecroft, Lower Stondon Guide Price of £550,000 to £600,000

**GUIDE PRICE RANGE £550K TO £600K.** Kitchen at the centre of the home, naturally bringing everyday life together rather than feeling separate | Bi-fold doors opening straight into the garden, making inside and outside feel like one space in warmer months | Dining area that actually gets used, from midweek meals to slower weekends when people stay at the table longer | Conservatory offering a second, lighter space to sit and reset without leaving the flow of the house | Separate living room giving you somewhere quieter to switch off when the rest of the house is busy | Utility room and downstairs WC helping keep mornings smoother and the main space free from everyday clutter | Garage already adapted to give you flexible space for work, storage or keeping things organised | Layout that gives you room to grow into, without needing to compromise or move again too soon | Set towards the end of a cul-de-sac, with less passing traffic and a more settled feel | Easy access to Hitchin, Arlesey station for London, and road links via the A507, A1 and Luton Airport



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Some Houses Give You Space.

This one gives you flow - and that changes how you live in it.

The kitchen is where that starts. It's been opened up and centred properly within the house, so you're not cut off when you're in there. The island becomes the natural place people gather - quick breakfasts before the school run, somewhere to lean with a coffee, somewhere conversations happen without anyone having to stop what they're doing.

Bi-fold doors run across the back, which completely change the feel of the space. On warmer days, they fold right back and the kitchen extends straight out into the garden. No stepping through narrow doors, no break between inside and out - just one continuous space that works just as well for everyday life as it does when people are round.

The dining area sits alongside, properly connected rather than squeezed in. It's somewhere you actually use - not just for occasions, but for midweek dinners, homework spread out across the table, or those evenings that end up lasting longer than planned.

Then the conservatory gives you a different pace. It's lighter, a bit quieter, somewhere you naturally drift to when you want a change of scene without going far. Morning coffee with the doors open, or somewhere to sit once everything else has settled - it adds a layer the rest of the house benefits from.

The garden becomes part of all of it. There's enough space to break it into zones without it feeling disjointed. Patio for sitting out, lawn for kids or dogs, and enough privacy that you're not constantly aware of being overlooked. It's the kind of garden that gets used - not just looked at.



When you want to step away from it all, the living room gives you that option. Set away from the kitchen, it's somewhere that feels more contained. Evenings with the lights down and the TV on, or just somewhere quieter when the rest of the house is busy. That separation matters more than you think - especially in a house that otherwise feels so open.

The practical side of things has been thought through as well. The utility room takes on the jobs you don't want spilling into the kitchen - washing, drying, muddy shoes, bags dropped at the end of the day. It keeps the main space clear so it can stay social, rather than functional. The downstairs WC is one of those things that quietly changes how a house works. Kids don't need to head upstairs every five minutes, guests aren't walking through the house, and mornings just run more smoothly when everyone's trying to get out the door.

The garage has already been adapted, so it's not just somewhere things get stored and forgotten about. It gives you usable, flexible space - whether that becomes somewhere to work, somewhere for the kids, or just somewhere that keeps everything else in the house feeling less cluttered.

Four bedrooms means you've got options rather than compromises. Rooms that can change as life does - children growing up, working from home, guests staying over without having to juggle space. The main bedroom sits comfortably, with its own en-suite making mornings that bit easier when everyone's on their own schedule.

The family bathroom is set up to handle the reality of busy households - somewhere that works for rushed mornings, but also somewhere you can slow things down at the end of the day when you finally get a bit of time to yourself. The overall feel is straightforward.

You can move straight in, get comfortable quickly, and then adapt things over time if you want to - not because you have to. Positioned towards the end of a cul-de-sac, it's the kind of spot families tend to look for. Less passing traffic, quieter surroundings, somewhere children can be out front without it feeling exposed.

For those who don't know Lower Stondon, it sits between Hitchin and Shefford, giving you a bit more space and a slower pace without losing convenience. Hitchin is within easy reach for schooling, cafés and restaurants, while Arlesey station offers direct links into London. You've also got countryside walks on your doorstep - the sort of thing you end up using more than you expect once it's there.

It's the kind of move people make when they want more room. And the kind of house they stay in once they've found it.



## | ADDITIONAL INFORMATION

Council Tax Band - E

EPC Rating - C

## | GROUND FLOOR

Living Room: Approx 16' 8" x 10' 10" (5.08m x 3.31m)

Open plan Kitchen / Diner: Approx 25' 4" x 10' 7" (7.73m x 3.23m)

Conservatory: Approx 11' 2" x 10' 3" (3.41m x 3.13m)

Utility Room: Approx 12' 2" x 8' 11" (3.70m x 2.72m)

Downstairs Toilet: 7' 9" x 2' 8" (2.36m x 0.81m)

## | FIRST FLOOR

Bedroom One: Approx 14' 3" x 11' 1" (4.35m x 3.37m)

En-Suite: Approx 7' 10" x 4' 3" (2.39m x 1.30m)

Bedroom Two: Approx 17' 0" x 10' 10" (5.17m x 3.31m)

Bedroom Three: Approx 13' 4" x 9' 5" (4.07m x 2.86m)

Bedroom Four: Approx 11' 0" x 7' 8" (3.36m x 2.33m)

Bathroom: Approx 7' 7" x 7' 0" (2.31m x 2.13m)

## | OUTSIDE

Store: Approx 8' 5" x 5' 10" (2.57m x 1.79m)

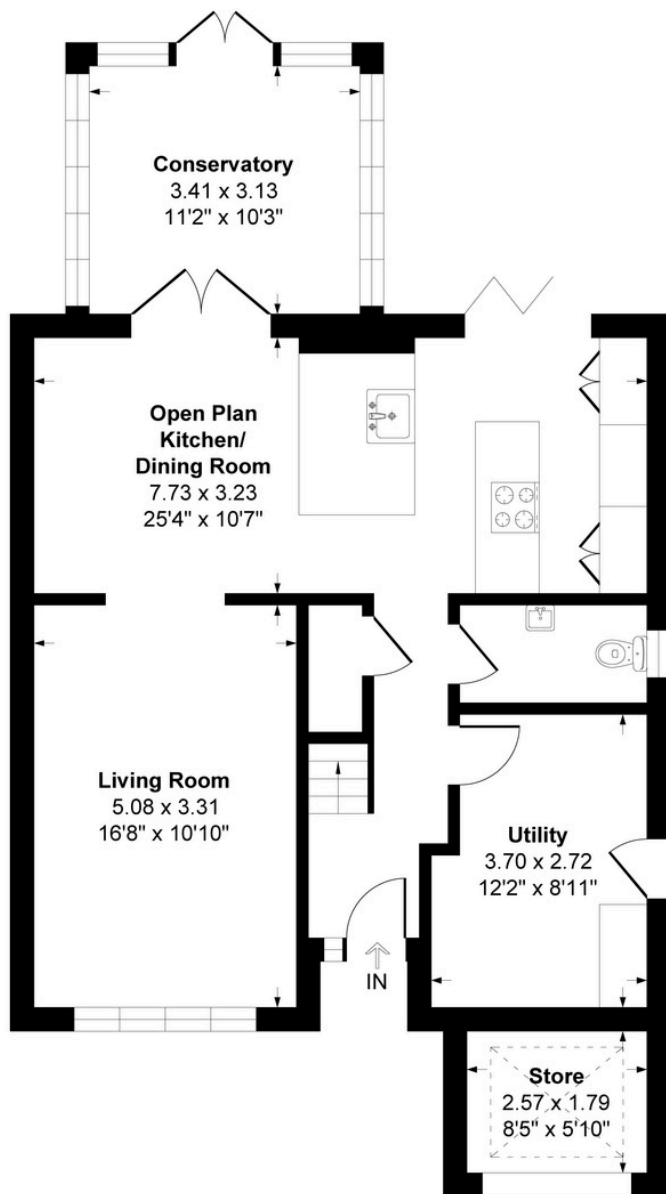
Driveway Providing off road parking for two cars

Rear garden with gated access to the front



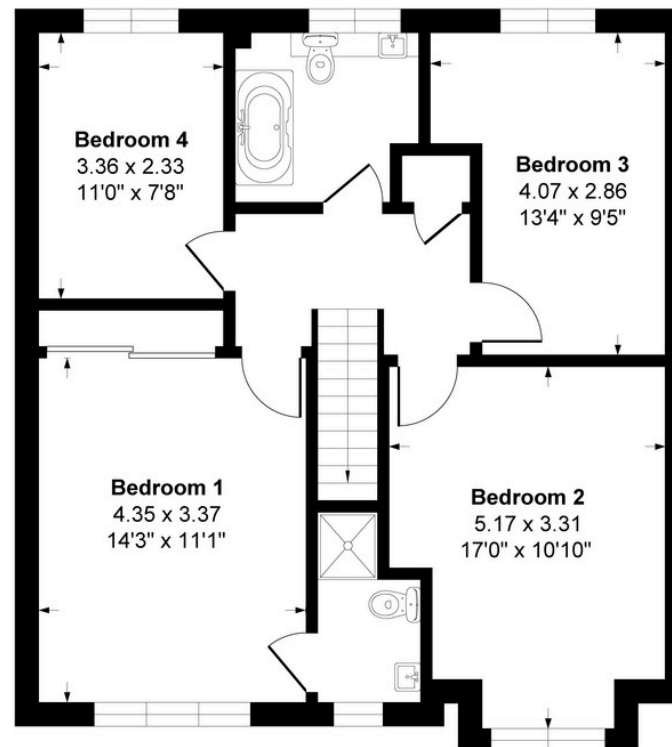
## Ground Floor

Approx. 80.3 sq. metres (864.7 sq. feet)



## First Floor

Approx. 66.9 sq. metres (720.8 sq. feet)



Total area: approx. 147.2 sq. metres (1585.5 sq. feet)

For guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, system and appliances shown have not been tested and no guarantee as to their operability can be given.





## Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: [info@leysbrook.co.uk](mailto:info@leysbrook.co.uk)

## Leysbrook Team

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>81</b>
(69-80)	<b>C</b>	<b>71</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	