



Middlefield Lane, Henlow, Bedfordshire. SG16 6PJ

Satchells



4 Bedroom Semi-Detached House Offers Over £550,000 Freehold

This prestigious four bedroom semi detached home is situated on an exclusive private development of only six properties and offers spacious and well planned accommodation, private garden and garage with driveway.

The contemporary accommodation comprises entrance hall with storage cupboard, cloakroom, dual aspect lounge with doors to rear garden and a wonderfully fitted kitchen/dining room with utility. The first floor provides four bedrooms, the principal with en-suite, and a family bathroom. Externally the private rear garden offers patio area and well established lawn that creates a beautiful space to relax. There is also a garage and driveway that offers parking for two cars.

- Four bedroom semi detached
- Modern fitted kitchen/dining room
- Dual aspect living room
- Cloakroom
- Utility room
- En-suite shower room
- Private rear garden
- Garage and driveway for two cars
- Must be viewed
- EPC rating B. Council tax band F

Ground Floor:

Entrance Hall:

A bright entrance with storage cupboard. Double glazed door and windows to front. Access to first floor. Radiator. Tiled flooring.

Living Room:

Abt: 11' 11" x 21' 8" (3.63m x 6.60m) A generous dual aspect lounge with feature fireplace. Double glazed French doors open on to the rear garden and is a perfect view point for the feature Koi Pond. Two radiators. Dual aspect double glazed windows to side and rear. Carpet as fitted.

Kitchen/Dining Room:

Abt: 11' 0" x 21' 8" (3.35m x 6.60m) This modern space is ideal for entertaining all year round. The kitchen offers a range of eye and base level units with ample granite worktop. Integrated appliances include dishwasher, fridge/freezer, tower oven and separate gas hob. Inset stainless steel one and a half bowl sink. Tiled splash backs. Double glazed window to rear. Tiled flooring. The tiled flooring continues into the dining area that offers breakfast bar and space for dining table. Double glazed window to front. Radiator.

Utility:

A wonderful additional space that offers further base and eye level units and single stainless steel sink with drainer. There is space for a washing machine and access to the understairs cupboard. Cupboard housing boiler. Double glazed door to rear garden. Tiled flooring.

Cloakroom:

A two piece white suite comprising low level WC and hand wash basin with vanity unit under. Heated towel rail. Extractor fan. Tiled flooring.

First Floor:

Landing:

Access to loft. Carpet as fitted.

Bedroom One:

Abt: 10' 10" x 18' 0" (3.30m x 5.49m) A large principal suite with two large built in wardrobes and en-suite. It also benefits from two double glazed windows to the rear that overlook the garden and fields.

En-Suite:

A three piece white suite comprising low level wc, hand wash basin with vanity under and fully tiled walk in shower. Fully tiled walls. Heated towel rail. Extractor Fan. Double glazed Velux to rear. Tiled flooring.

Bedroom Two:

Abt: 10' 3" x 16' 9" (3.12m x 5.11m) A spacious double bedroom with two double glazed Velux windows. Integrated speaker system. Radiator. Carpet as fitted.

Bedroom Three:

Abt: 12' 4" x 14' 4" (3.76m x 4.37m) A double bedroom with double glazed window to front. Radiator. Carpet as fitted.

Bedroom Four:

Abt: 9' 0" x 10' 9" (2.74m x 3.28m) Double glazed window to side. Double glazed Velux. Radiator. Carpet as fitted.

Outside:

Rear Garden:

A generous private garden with not just patio but also a decking area both of which are perfect for alfresco entertaining. There is also a well established lawn and a feature Koi Pond. Access to the garage and front of the property.

Front Garden:

The front of the property offers a well established lawn with hedge borders. Driveway for two cars and integral garage. This is a private road with access to the further five properties and offers further parking for visitors.

Garage:

An integral garage with power and light. A personal door leads to the rear garden.

Additional Information: Material Information:

We are advised by the seller/landlord/tenant of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller/landlord/tenant based on their current provider.

Water: Mains supply

Electric: Mains supply

Gas: Mains supply

Drainage: Mains supply

Flood risk: No flooding in the last 5 years

Mobile/Phone: Good - Further information can be found here:

<https://checker.ofcom.org.uk/en-gb/>

Tenure: Freehold

Service Charge: Our client has advised us that the maintenance charge for the private road is £913.76 for 2026

Council Tax Band: Band F

Council tax payable: £3571.32

For further material information please contact the office marketing this property.

Anti-Money Laundering:

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 and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

Agents Note:

Draft details yet to be approved by the vendor and may be subject to change.

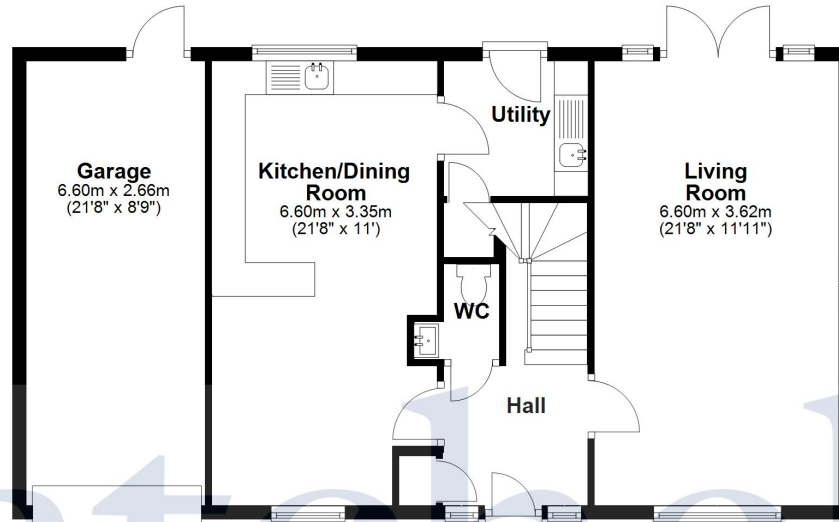




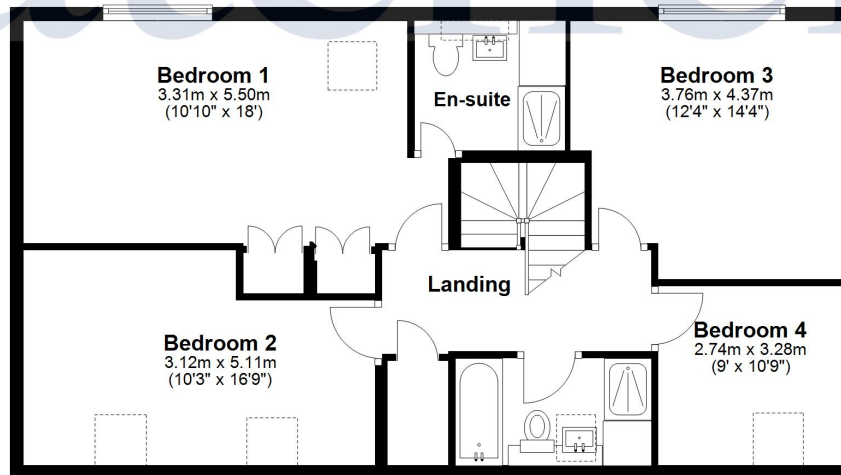
These particulars are a guide only and do not constitute an offer or a contract with. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, utilities and services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Some content may have been created with the use of AI. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

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Ground Floor



First Floor



For illustration purposes only - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.