



23, Signal Close

Henlow,
Bedfordshire, SG16 6FE
Offers in Excess of: £325,000

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properties

This three bedroom home with off road parking to the front for 2 cars is an ideal investment purchase or first time buy. The property is within walking distance of village amenities and bus links into nearby Hitchin for rail links into the city.

- Make your mark on this three bedroom home
- Useful ground floor cloakroom
- Enclosed rear garden
- Off road parking for two cars
- Popular village location with countryside walks on your doorstep
- Short commute to the bustling market town of Hitchin with a variety of shops, cafes, pubs and restaurants
- Ideal investment purchase with potential income of approximately £1,400 pcm

FIRST FLOOR

Entrance Hall

Stairs rising to first floor with under stairs storage cupboard. Doors into all rooms.

Cloakroom

Suite comprising low level wc and wash hand basin. Radiator. Obscure double glazed window to front.

Kitchen

9' 7" x 8' 2" (2.92m x 2.49m) A range of wall and base units with complementary worksurfaces and tiled splashbacks. Inset one & half bowl stainless steel sink with drainer and mixer tap over. Space and plumbing for washing machine. Fitted oven and gas hob with concealed extractor over. Wood effect flooring. Space for fridge/freezer. Double glazed window to front.

Living/Dining Room

17' 2" (max) x 15' 11" (max) (5.23m x 4.85m) L shaped room. Dual aspect with double glazed window to front and double glazed window and patio doors opening onto the rear garden. Two radiators.



OUTSIDE

Landing

Access to loft space. Doors to all rooms.

Bedroom 1

15' 11" (max) x 10' 5" (max) (4.85m x 3.17m) Two double glazed windows to rear. Two fitted double wardrobes. Radiator.

Bedroom 2

11' 5" (max) x 8' 5" (3.48m x 2.57m) Double glazed window to front. Radiator. Storage cupboard housing gas boiler.

Bedroom 3

10' 10" (max) x 7' 3" (max) (3.30m x 2.21m) Double glazed window to front. Radiator.

Bathroom

Three piece suite comprising panel enclosed bath with shower over and glass side screen, low level wc and pedestal wash hand basin. Partially tiled walls and tiled flooring. Extractor.

OUTSIDE

Front Garden

Laid to lawn with shrub border and footpath to front door.

Parking

Parking for two cars to the front of the property.

Rear Garden

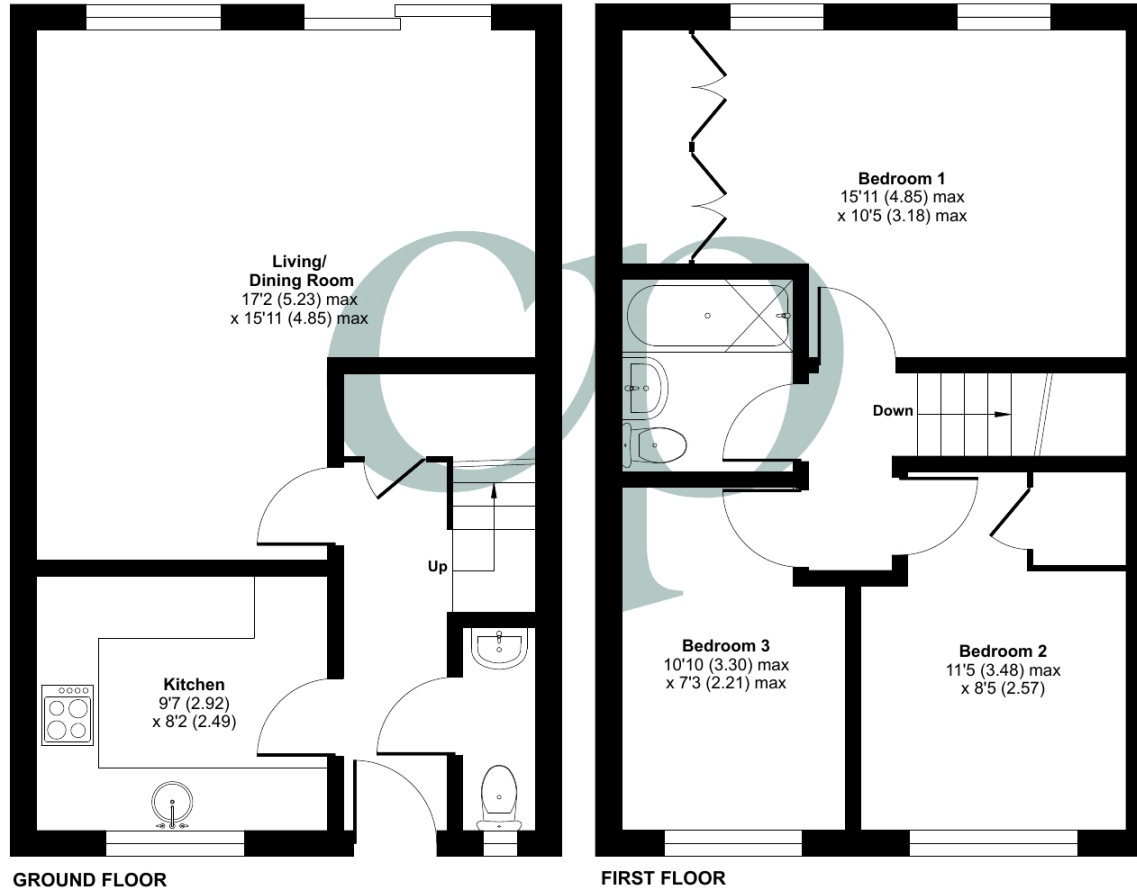
Laid mainly to lawn with paved patio area. External light. Gate providing pedestrian access to the front of the property.

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



Approximate Area = 822 sq ft / 76.3 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		86
(81-91)	B		
(69-80)	C		69
(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 2024. Produced for Country Properties. REF: 1106914

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

Viewing by appointment only

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