



COUNTRY PROPERTIES
EST. 1976

01462 811922 FOR SALE

11, The Sidings

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

COUNTRY PROPERTIES
PART OF HUNTERS

This three bedroom home is just a short drive to the nearby market town of Hitchin and offers a larger than average rear garden, garage and driveway providing ample parking.

- Kitchen/diner with patio doors opening onto the rear garden
- Ground floor cloakroom
- Driveway parking for 1-2 cars
- Garage with power & light
- Quiet cul de sac location with access to countryside walks
- Short commute to Hitchin & Arlesey stations providing direct links into London

GROUND FLOOR

Entrance Hall

Radiator. Doors into living room and cloakroom.

Cloakroom

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

Living Room

14' 6" x 14' 7" (4.42m x 4.45m) Double glazed window to front. Two radiators. Stairs rising to first floor with under stairs storage cupboard. Multi pane double doors opening to:

Kitchen/Diner

10' 11" x 14' 6" (3.33m x 4.42m) A range of wall and base units with complementary worksurfaces and tiled splashbacks. Inset stainless steel sink with drainer and swan neck mixer tap over. Fitted electric oven and gas hob with extractor hood over. Space for fridge/freezer. Space and plumbing for dishwasher and washing machine. Wall mounted gas boiler enclosed in cupboard. Ceramic tiled flooring. Radiator. Double glazed window and patio doors opening onto the rear garden.



FIRST FLOOR

Landing

Access to loft space. Radiator. Airing cupboard housing hot water cylinder and shelving. Doors into all rooms.

Bedroom 1

8' 1" x 14' 1" (2.46m x 4.29m) Double glazed window to front. Radiator.

Bedroom 2

8' 1" x 11' 9" (2.46m x 3.58m) Double glazed window to rear. Radiator.

Bedroom 3

6' 2" x 8' 7" (1.88m x 2.62m) Double glazed window to front. Radiator. Bulk head storage cupboard with hanging rail.

Bathroom

Three piece suite comprising panel enclosed bath with mains shower over, low level wc and pedestal wash hand basin. Partially tiled walls. Extractor. Shaver point. Radiator. Obscure double glazed window to rear.

OUTSIDE

Front Garden

Laid to lawn with shrub borders and paved pathway to front door.

Rear Garden

Laid mainly to lawn with paved patio area and pathway leading to personal door to garage. Cold water tap. Gated access to side, leading to parking.

Garage

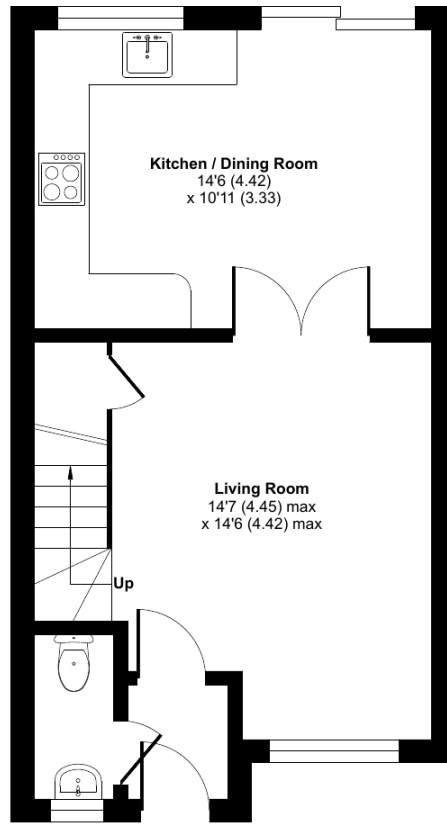
9' 5" x 19' 3" (2.87m x 5.87m) Up & over door with power/light connected. Eaves storage space. Personal door to rear garden. Driveway providing parking for 1-2 cars and access to garage.

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

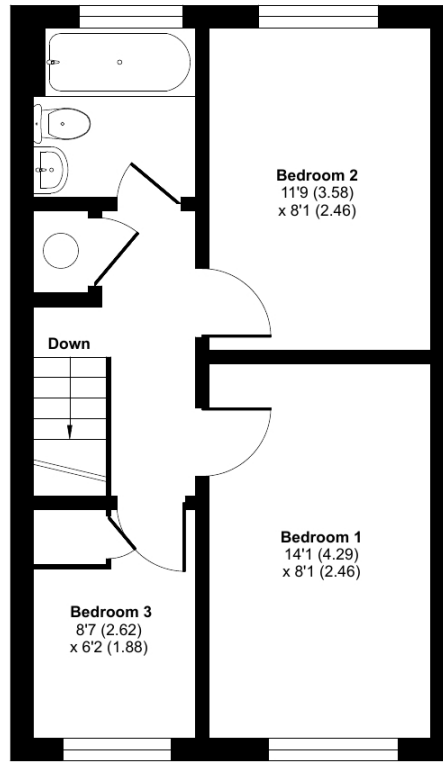


Approximate Area = 767 sq ft / 71.2 sq m
 Garage = 181 sq ft / 16.8 sq m
 Total = 948 sq ft / 88 sq m

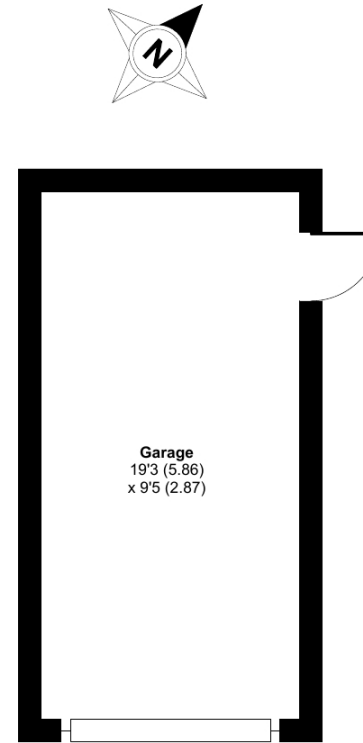
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GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		90
(81-91)	B		
(69-80)	C		75
(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 2023. Produced for Country Properties. REF: 994054



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

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