



Clifton Road, Henlow, Bedfordshire. SG16 6BL







## 3 Bedroom Semi-Detached House

### Guide Price £400,000 Freehold

Set along a desirable road in the sought after village of Henlow is this modern semi-detached home with accommodation over three floors and open countryside views to the front.

The accommodation is well presented throughout and comprises entrance hall, living room with bay window, kitchen/dining room, cloakroom and conservatory to the ground floor. To the first floor are two double bedrooms and the family bathroom, whilst the principle bedroom with en-suite is on the third floor. Additionally there is an attached home office and the utility room. Externally is a low maintenance rear garden with artificial lawn, front garden and allocated parking.

- Modern semi-detached property
- Three double bedrooms
- En-suite to principal bedroom
- Living room
- Kitchen/dining room
- Conservatory
- Home office
- Front and rear gardens
- Allocated parking
- EPC rating C. Council tax band D

## **Ground Floor**

### **Front Door:**

Double glazed front door.

### **Entrance Hall:**

Stairs to first floor. Radiator. Wooden flooring.

### **Living Room:**

Abt. 14' 10" x 9' 8" (4.52m x 2.95m) Double glazed bay window to front. Television point. Radiator. Under stairs cupboard. Wooden flooring.

### **Kitchen/Dining Room:**

Abt. 13' 2" x 11' 4" (4.01m x 3.45m) A well appointed kitchen/dining room comprising a good range of eye and base level units with ample solid wood worktops incorporating a breakfast bar. Single drainer ceramic sink unit. Built in four ring gas hob, electric oven and extractor hood. Integrated fridge freezer and dishwasher. Cupboard housing gas boiler. Tiled splashback area. Radiator. Inset ceiling lights. Double glazed window to rear. Double glazed French doors to conservatory. Wooden flooring.

### **Cloakroom:**

A white suite comprising low level WC, and wash hand basin. Tiled splashback area. Radiator. Inset ceiling lights. Wooden flooring.

### **Conservatory:**

Abt. 8' 3" x 8' 0" (2.51m x 2.44m) Of brick and uPVC double glazed construction. Double glazed French doors and casement door to rear garden. Radiator. Ceramic tiled flooring.

## **First Floor**

### **Landing:**

Door leading to stairs rising to the principle bedroom. Carpet as fitted.

### **Bedroom Two:**

Abt. 13' 2" x 8' 4" (4.01m x 2.54m) Twin aspect double glazed windows to rear. Two radiators. Fitted double wardrobe and dressing table. Built in wardrobe. Carpet as fitted.

### **Bedroom Three:**

Abt. 13' 2" x 9' 10" (4.01m x 3.00m) Twin aspect double glazed windows to front. Two radiators. A range of fitted wardrobes with central dressing table. Carpet as fitted.

### **Family Bathroom:**

A white suite comprising a panelled bath with mixer tap, shower attachment, thermostatic shower over and glass shower screen. Pedestal wash hand basin and low level WC. Part tiled walls. Shaver point. Heated towel rail. Double glazed window to side. Extractor fan. Inset ceiling lights. Vinyl tiled flooring.

## **Second Floor**

### **Bedroom One:**

Abt. 16' 9" x 13' 2" (5.11m x 4.01m) A light and airy principle bedroom with twin double glazed Velux windows to rear and a double glazed window to side. Fitted wardrobe and dressing table. Eaves storage cupboard. Television point. Telephone point. Radiator. Carpet as fitted.



**En-suite:**

A white suites comprising a fully tiled shower cubicle with rainfall shower, pedestal wash hand basin and low level WC. Tiled splashback area. Double glazed Velux window to front. Extractor fan. Radiator. Inset ceiling lights. Vinyl tiled flooring.

**Outside****Front Garden:**

Path to front door. Gate leading to utility. Timber shed to remain. Area laid to lawn. Brick retaining wall.

**Utility:**

Plumbing for automatic washing machine. Worktops. Power and light. Ceramic tiled flooring.

**Rear Garden:**

A low maintenance rear garden with paved patio area and artificial lawn. Raised flower beds. Gated rear access. Outside light.

**Home Office:**

Abt. 9' 5" x 6' 3" (2.87m x 1.91m) Accessed from the rear garden via a double glazed door. Window to rear. Inset ceiling lights. Tiled flooring with under floor heating.

**Parking:**

Allocated parking space to the rear of the property.

**Agents Note:**

Draft particulars are yet to be approved and maybe subject to change.



# Satchells



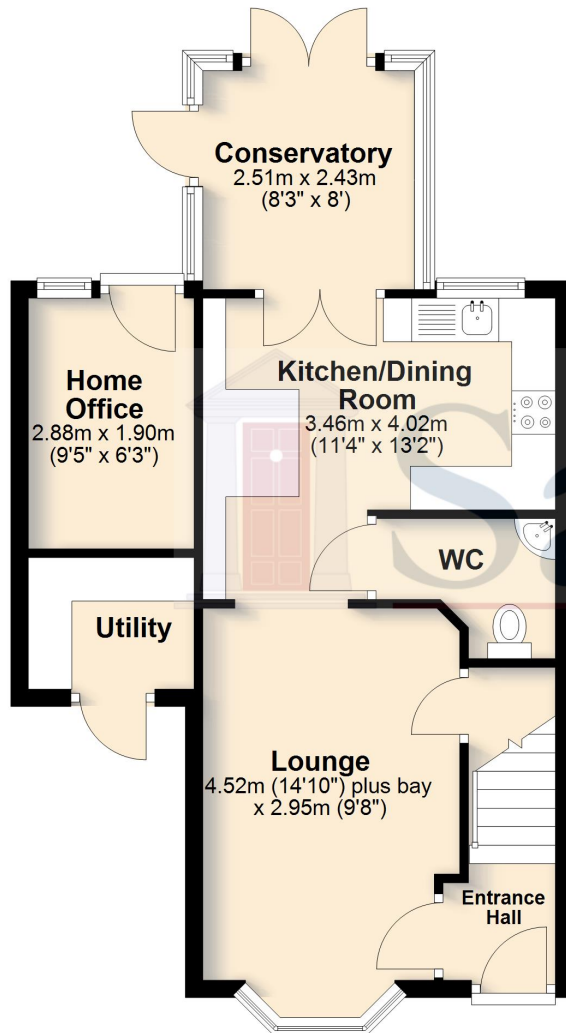


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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, 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. 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.

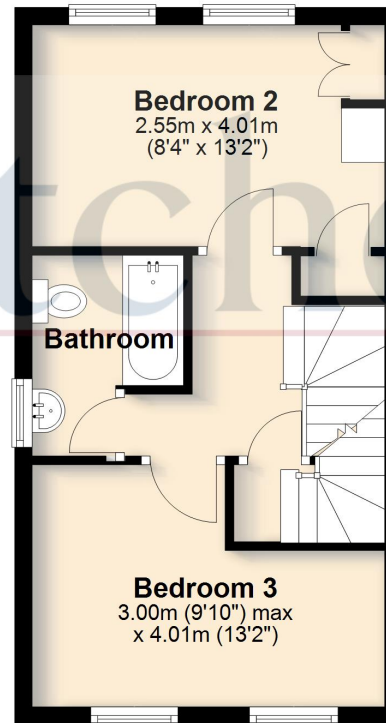




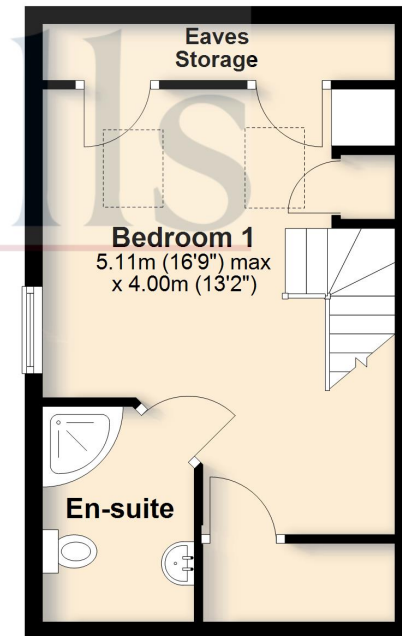
## Ground Floor



## First Floor



## Second 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.