



Coach Road, Henlow, Bedfordshire. SG16 6BT







## 4 Bedroom Terraced House

### Guide Price £375,000 Freehold

This property offers a super opportunity to stamp your own mark on a good size four bedroom family home situated in an excellent village location overlooking open parkland, the cricket pitch and pavilion, whilst being within a short walk of the local schools.

The generous living accommodation comprises entrance hall, cloakroom, a spacious living room, separate dining/playroom, kitchen and utility to the ground floor. To the first floor are four bedrooms, one with en-suite shower room, and a family bathroom. Externally is a mature, south facing rear garden and a block paved driveway that provides off road parking for two cars.

- Good size family home
- Overlooking the village cricket pitch
- Four good size bedrooms
- Family bathroom & en-suite
- Light and airy living room
- Separate dining room
- Kitchen & utility
- South facing rear garden
- Driveway for two cars
- EPC rating C. Council tax band C



## **Ground Floor**

### **Front Door:**

Double glazed front door.

### **Entrance Hall:**

Stairs to first floor with recessed storage area. Radiator. Dado rail. Carpet as fitted.

### **Cloakroom:**

A white suite comprise of low level WC and wash hand basin. Double glazed window to side. Vinyl tiled flooring.

### **Living Room:**

Abt. 22' 0" x 14' 7" (6.71m x 4.45m) A large light and airy living room with double glazed patio doors leading out to the south facing rear garden. Double glazed window to rear. Fireplace with inset wood burner and polished slate hearth. Two radiators. Dado rail. Television point. Coved ceiling. Carpet as fitted.

### **Kitchen:**

Abt. 11' 1" x 7' 5" (3.38m x 2.26m) A well appointed kitchen comprising a good range of eye and base level units with ample work surfaces. Single drainer stainless steel sink unit. Range cooker to remain with extractor hood over. Integrated microwave. Plumbing for automatic washing machine and dishwasher. Tiled splash back. Double glazed window to front. Radiator. Coved ceiling. Tiled flooring.

### **Dining Room:**

Abt. 12' 2" x 7' 11" (3.71m x 2.41m) Double glazed window to front. Carpet as fitted.

### **Utility:**

Abt. 7' 11" x 7' 10" (2.41m x 2.39m) Large storage cupboard. Space for fridge freezer and tumble dryer. Vinyl tiled flooring.

### **First Floor**

#### **Landing:**

Loft access. Linen cupboard housing gas boiler. Radiator. Carpet as fitted.

#### **Bedroom One:**

Abt. 12' 0" x 11' 6" (3.66m x 3.51m) Double glazed window to rear. Built in double wardrobe. Radiator. Carpet as fitted.

#### **Bedroom Two:**

Abt. 13' 10" x 8' 2" (4.22m x 2.49m) Double glazed picture window to front. Built in wardrobe. Radiator. Carpet as fitted.

#### **Bedroom Three:**

Abt. 12' 0" x 10' 3" (3.66m x 3.12m) Double glazed window to rear. Radiator. Carpet as fitted.

#### **Ensuite:**

A white suite comprises of shower cubicle with shower, pedestal wash hand basin and low level WC. Fully tiled walls. Extractor fan. Vinyl flooring.

#### **Bedroom Four:**

Abt. 5' 0" x 6' 11" (1.52m x 2.11m) Double glazed window to front. Built in wardrobe. Radiator. Carpet as fitted.

#### **Family Bathroom:**

A white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin and low level WC. Heated towel rail. Extractor fan. Fully tiled walls. Vinyl flooring.

**Outside****Driveway:**

A block paved driveway provides off road parking for two cars.

**Rear Garden:**

A good size south facing rear garden with a block paved patio area, established lawn and a variety of plants and shrubs. Timber shed to remain.

**Additional Information:****Location and Amenities:**

Henlow is a desirable Central Bedfordshire village offering rural living yet only a short drive to the wider amenities found in Hitchin, Shefford, and Biggleswade, the A1 motorway and Arlesey Train Station, which provides a fast service to London Kings Cross/St Pancras. Being centrally situated within the village, the local amenities are only a short walk away and include 3 pubs (2 with restaurants), a Health Spa with Gym and Swimming Pool, 2 Hairdressers, a Church, a Fish and Chip shop, and 2 Ofsted rated "Good" schools currently providing education facilities for children aged 2 through to Year 8. Walks and cycle rides through Henlow's own millennium green and the beautiful Bedfordshire countryside are on your doorstep.

**Agents Note:**

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





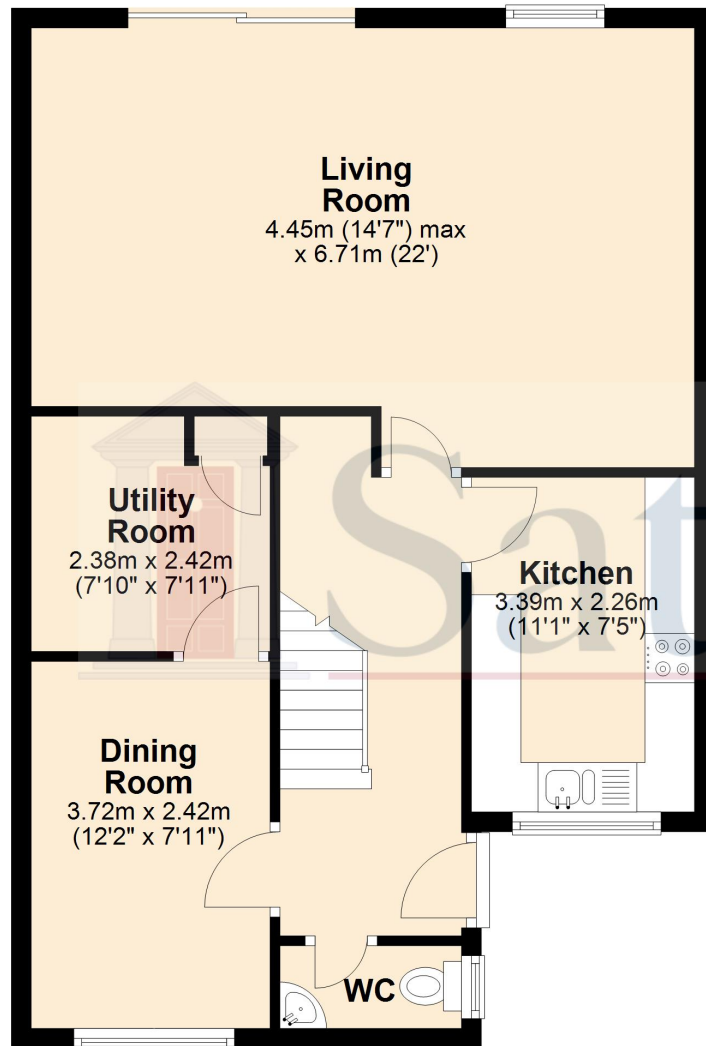


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

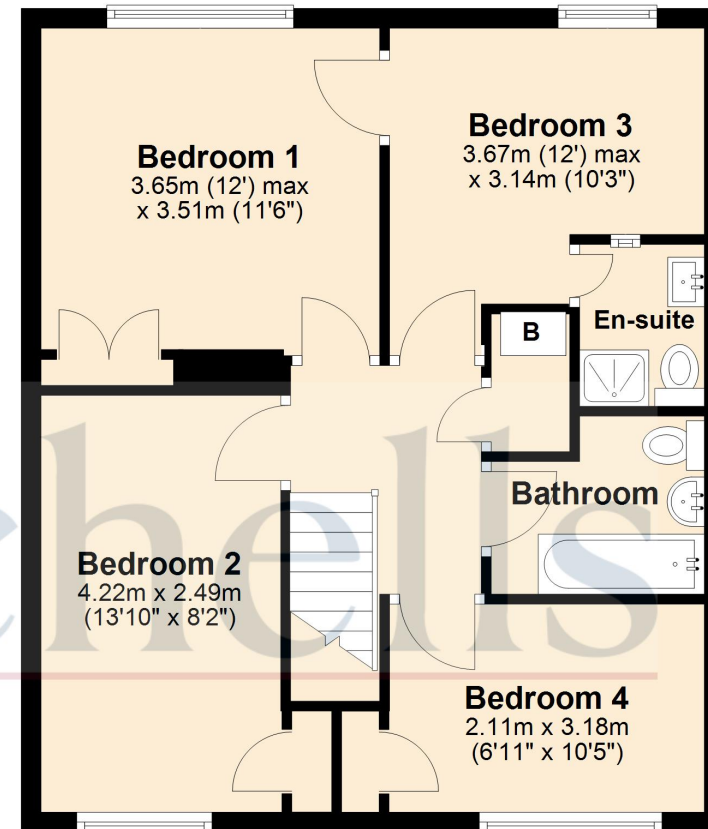




## Ground Floor



## First Floor



For illustrative 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.