



Harrier Mill, Henlow, Bedfordshire. SG16 6BQ







## 6 Bedroom Link Detached House

### Guide Price £730,000 Freehold

Located in the popular Village of Henlow, with open views to the front, this is a fabulous extended family home with accommodation over three floors and is perfect for the home working set-up.

Internally the accommodation comprises entrance hall, cloakroom, a light and airy living room, study, a fantastic open plan kitchen/dining/family room, with bi-fold doors leading out to the rear garden, to the ground floor. To the first floor is the principal bedroom with en-suite shower room, the refitted family bathroom, bedrooms four, five and six, whilst to the second floor are a further two double bedrooms, one with en-suite shower room. Externally is a pleasant rear garden, double length garage and a gated driveway that provides off road parking for a further two cars. A superb and versatile family home that must be viewed.

- Substantial extended family home
- Six double bedrooms
- Two en-suite shower rooms
- Light and airy living room
- Study
- Fantastic kitchen/dining/family room
- Double length garage
- Pleasant rear garden
- Must be viewed
- EPC rating C. Council tax band G

## **Ground Floor**

### **Front Door:**

#### **Entrance Hall:**

A welcoming entrance hall with stairs leading to the first floor. Understairs cupboard. Radiator. Wall mounted thermostat control. Inset ceiling lights. Coved ceiling. Amtico flooring.

#### **Cloakroom:**

A white suite comprising vanity unit with inset wash hand basin and low level wc. Double glazed window to side. Part tiled walls. Radiator. Tiled flooring.

#### **Study:**

Abt. 12' 4" x 8' 10" (3.76m x 2.69m) Double glazed bay window to front with fitted shutters. Radiator. Coved ceiling. Carpet as fitted.

#### **Living Room:**

Abt. 16' 1" x 11' 7" (4.90m x 3.53m) Double glazed bay window to front with fitted shutters. Feature fireplace with inset coal effect living flame gas fire. Media points. Two radiators. Coved ceiling. Carpet as fitted.

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

Abt. 25' 7" x 21' 2" (7.80m x 6.45m) A superb entertaining space with a luxurious fitted kitchen area comprising a comprehensive range of eye and base level units with ample granite worktops, complimentary island incorporating a breakfast bar with granite worktop and inset ceramic sink unit. Built in 'Neff' induction hob with 'Neff' extractor hood over. Built in 'Neff' eye level double electric oven. Integrated dishwasher. Space for an American style fridge/freezer. Full width bi-fold doors leading to the rear garden. Two skylight windows. Television point. Contemporary column radiator. Inset ceiling lights. Amtico flooring.

#### **Utility Room:**

Fitted with eye and base level units to match those of the kitchen, with a solid wood worktop. Single drainer stainless steel sink unit. Plumbing for automatic washing machine. Space for tumble dryer. Inset ceiling lights. Extractor fan. Coved ceiling. Amtico flooring.

## **First Floor**

### **First Floor Landing:**

Double glazed window to front. Stairs leading to second floor. Two radiators. Coved ceiling. Carpet as fitted.

#### **Bedroom One:**

Abt. 15' 6" x 11' 7" (4.72m x 3.53m) A large principal bedroom with a range of built in wardrobes to one wall. Double glazed window to rear. Radiator. Air conditioning unit. Coved ceiling. Carpet as fitted.

#### **En-Suite:**

A white suite comprising a fully tiled double width shower cubicle with shower, vanity unit with inset wash hand basin and low level wc. Radiator. Shaver point. Double glazed window to rear. Extractor fan. Inset ceiling lights. Tiled flooring.

#### **Bedroom Four:**

Abt. 11' 7" x 11' 2" (3.53m x 3.40m) Double glazed window to front. Built in wardrobe. Radiator. Coved ceiling. Carpet as fitted.

#### **Bedroom Five:**

Abt. 14' 8" x 8' 11" (4.47m x 2.72m) Double glazed window to front. A range of built in wardrobes. Radiator. Carpet as fitted.

#### **Bedroom Six:**

Abt. 10' 8" x 9' 1" (3.25m x 2.77m) Double glazed window to front. Radiator. Carpet as fitted.

#### **Family Bathroom:**

A white suite comprising a double ended bath with mixer and hand held shower, fully tiled shower cubicle with rainfall shower, vanity unit with inset wash hand basin and low level wc. Shaver point. Part tiled walls. Double glazed window to rear. Inset ceiling lights. Extractor fan. Radiator. Tiled flooring.

## **Second Floor**

### **Second Floor Landing:**

Double glazed velux window to rear. Loft access. Radiator. Coved ceiling. Inset ceiling light. Carpet as fitted.



**Bedroom Two:**

Abt. 12' 10" x 11' 10" (3.91m x 3.61m) Double glazed window to front. Radiator. Built in wardrobe. Coved ceiling. Carpet as fitted.

**Guest En-Suite:**

A white suite comprising a fully tiled shower cubicle with shower, vanity unit with inset wash hand basin and low level wc with concealed cistern. Fitted cupboards. Part tiled walls. Shaver point. Double glazed velux window to rear. Extractor fan. Tiled flooring.

**Bedroom Three:**

Abt. 18' 6" x 9' 0" (5.64m x 2.74m) A dual aspect bedroom with double glazed window to front and double glazed velux window to rear. Eaves storage space. Two radiators. Coved ceiling. Carpet as fitted.

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

An attractive variety of shrubs and plants.

**Rear Garden:**

A composite decked area leading to an established lawn. Paved patio area and further composite decked area with feature lighting and power points. Gated side access.

**Parking and Garage:**

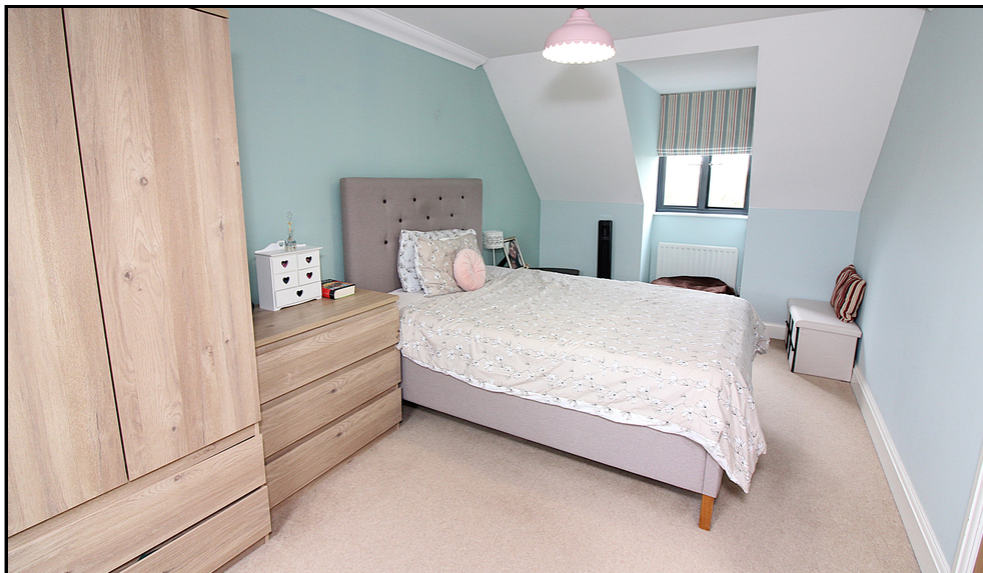
A gated driveway leads to a brick built tandem garage with up and over door. Power and light. A personal doors leads to the rear garden.

**Agents Note:**

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







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