



9, Wren Close

Lower Stondon,
Bedfordshire, SG16 6GD

£367,500

country
properties

This 3 bedroom semi detached home is offered in superb condition throughout with a sunny aspect landscaped rear garden and is only a short commute to the popular market town of Hitchin for rail links into London.

- Stylish kitchen with integrated appliances
- Main bedroom with en-suite shower room
- Recently landscaped rear garden
- Driveway to side providing off road parking for 3 cars
- Children's play area close by
- Still retaining NHBC guarantee

GROUND FLOOR

Entrance Hall

Ceramic tiled flooring. Radiator. Stairs rising to first floor accommodation. Door into:

Cloakroom

Suite comprising low level flush wc and pedestal mounted wash hand basin. Tiled splashback and ceramic tiled flooring. Radiator. Obscure double glazed window to front.

Living/Dining Room

16' 6" (max) x 15' 7" (max) (5.03m x 4.75m) Dual aspect room with double glazed window to side and french doors opening onto the rear garden. Two radiators. Storage cupboard. Ceramic tiled flooring.

Kitchen

9' 1" x 8' 1" (2.77m x 2.46m) A range of wall and base units with complementary wood effect worksurfaces and upstands. Inset one & half bowl sink with drainer and swan neck mixer tap over. Integrated fridge/freezer, dishwasher and washing machine. Eye level electric oven. Inset four ring gas hob with glass splashback and extractor over. Ceramic tiled flooring. Cupboard housing wall mounted gas boiler. Double glazed window to front.



FIRST FLOOR

Landing

Access to loft space. Doors into all rooms.

Bedroom 1

10' 4" x 9' 1" (3.15m x 2.77m) Double glazed window to front. Radiator. Fitted double wardrobe. Door into:

En-Suite Shower Room

Three piece suite comprising shower cubicle, wall mounted wash hand basin and low level flush wc. Tiled splashbacks and ceramic tiled flooring. Radiator. Obscure double glazed window to front.

Bedroom 2

10' 5" x 8' 10" (3.17m x 2.69m) Double glazed window to rear. Radiator.

Bedroom 3

10' 5" x 6' 4" (3.17m x 1.93m) Double glazed window to rear. Radiator.

Bathroom

Three piece suite comprising panel enclosed bath with shower and glass side screen, wash hand basin and low level flush wc. Tiled splashbacks and ceramic tiled floor. Extractor fan. Obscure double glazed window to side.

OUTSIDE

Front Garden

Laid to gravel with mature shrubs and paved footpath to front door. External light.

Rear Garden

Recently landscaped with large decked area and porcelain paved patio area. Cold water tap. Power for hot tub (hot tub not included). Double exterior socket. Gated access to driveway.

Parking

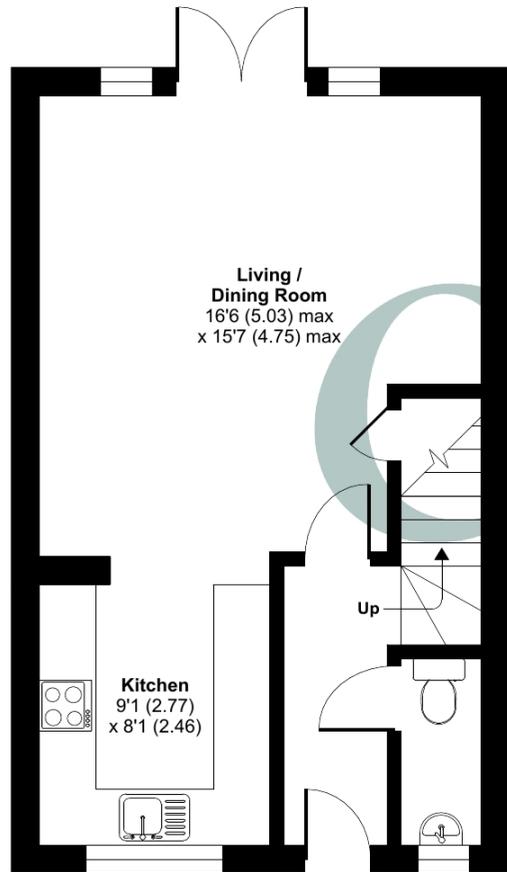
Driveway to side provides off road parking for three cars.

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

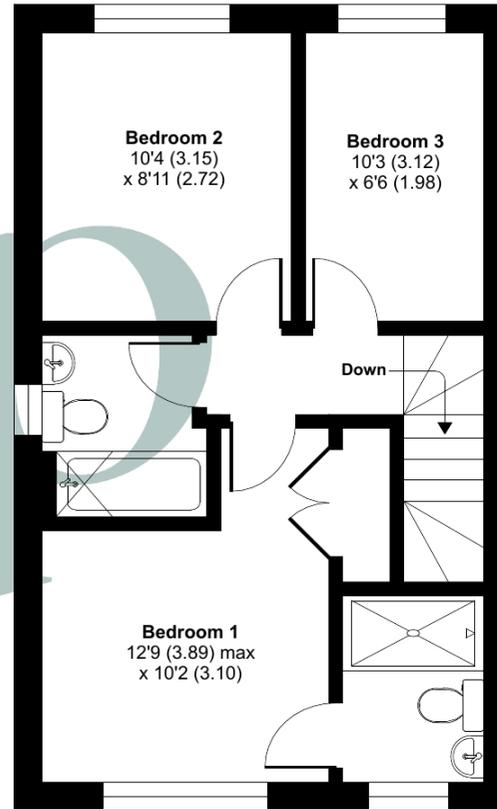


Approximate Area = 840 sq ft / 78 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	84	
(69-80)	C		
(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: 1122255

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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