



22, Conference Close

Lower Stondon,
Bedfordshire, SG16 6GJ
£520,000

country
properties

'The Carlton' is a luxury and beautifully presented three bedroom detached home on the popular Brunswick Gate development built by Mulberry Homes. The property offers a spacious kitchen/dining/family room and a lovely sunny south facing rear garden, located just a short drive from the quintessential market town of Hitchin with so much to offer and fast rail links into London in under 25 minutes.

- Separate living room with double doors opening onto the rear garden
- Spacious family friendly layout with 30ft kitchen/dining/family room
- Three double bedrooms with fitted wardrobes and en-suite shower room to main bedroom
- Garage and off road parking for 2 cars with further visitor parking available
- Country park close to the property - perfect for exercising or walking the dog
- 10 year builders NHBC guarantee from 2020
- South facing rear garden with sunlight throughout the day into the evening

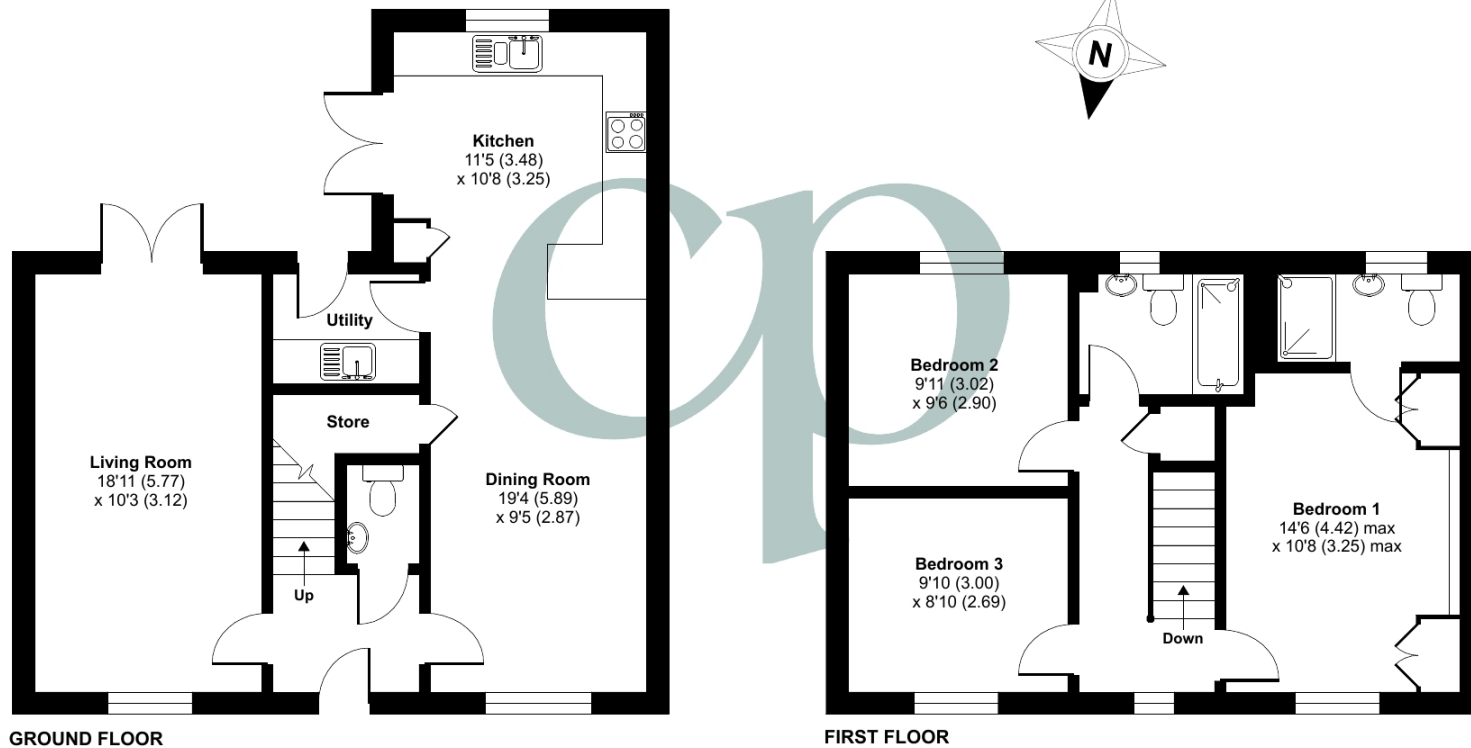






Approximate Area = 1183 sq ft / 109.9 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(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: 1101189

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

Viewing by appointment only

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