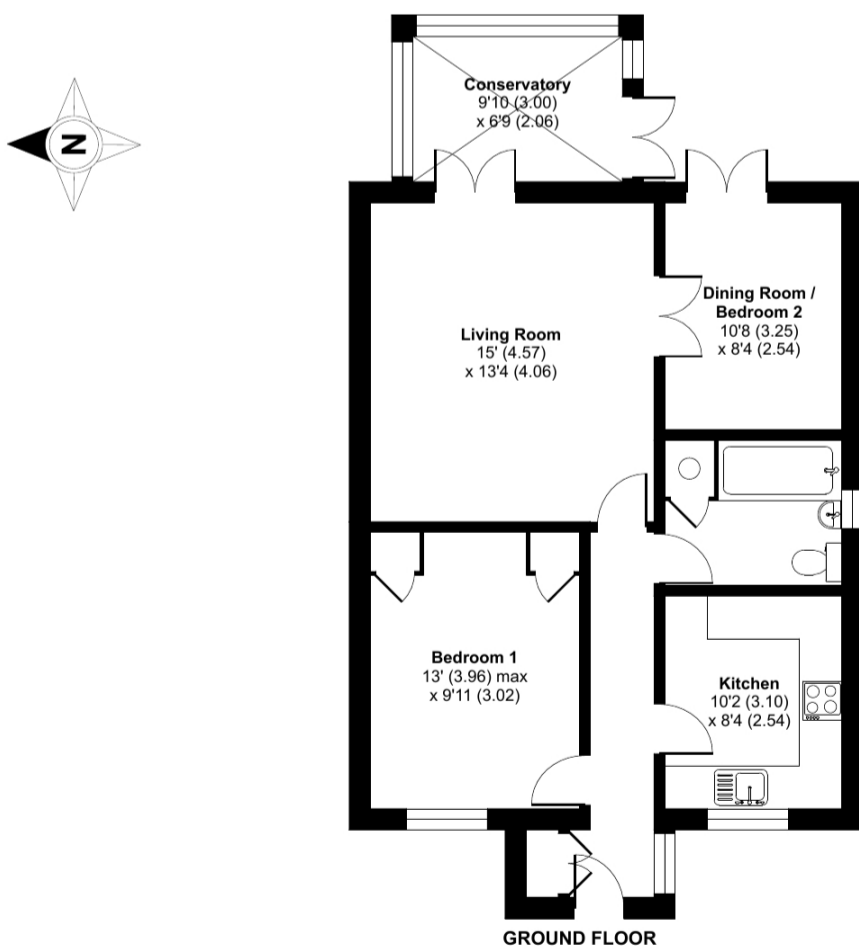




Approximate Area = 733 sq ft / 68.1 sq m  
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		65	88

**RICS** Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1104092

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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Set in the sought after village of Henlow this 1/2 bedroom bungalow is tucked away in a small cul de sac and boasts allocated off road parking for 2 cars.

- Offered with no upward chain
- Countryside walks close by
- Sought after village location
- Master bedroom with built in wardrobes
- Recently re-decorated and re-carpeted throughout
- Low maintenance paved rear garden ideal for alfresco evenings

#### GROUND FLOOR

##### Porch

Double-glazed window to side. Built in storage cupboard. Open to hallway.

##### Hallway

Doors to Kitchen, living room, bedroom 1 and bathroom. Loft access to partially boarded loft space.

##### Kitchen

3.10m x 2.54m (10' 2" x 8' 4")

A range of wall and base units with roll-edged work surfaces over. Tiled splash backs. Inset stainless steel sink and drainer unit with swan neck mixer tap over. Space for gas cooker. Space and plumbing for washing machine. Space for dishwasher or tumble dryer. Space for fridge freezer. Wall mounted gas boiler. Wood effect flooring. Double-glazed window to front. Radiator.

##### Living Room

4.57m x 4.06m (15' 0" x 13' 4")

Double-glazed double doors opening on to conservatory. Multi-pane double doors to Dining room / bedroom 2. Radiator.



##### Conservatory

3.00m x 2.06m (9' 10" x 6' 9")

UPVC on brick base. Tiled floor. Electric heater. Double doors on to rear garden.

##### Bedroom 1

3.96m x 3.02m (13' 0" x 9' 11")

Double-glazed window to front. Two built in wardrobes. Radiator.

##### Dining Room / Bedroom 2

3.25m x 2.54m (10' 8" x 8' 4")

Double-glazed double doors on to rear garden. Radiator.

##### Bathroom

Suite comprising panel enclosed bath with shower over, pedestal wash hand basin and low-level WC. Tiled splash backs. Wood effect flooring. Radiator. Obscured double-glazed window to side. Cupboard housing hot water tank.

#### OUTSIDE

##### Front Garden & Parking

Block paved driveway with parking for one car and additional paved parking to the side.

##### Rear Garden

Low maintenance paved rear garden with shrub borders. Side gate providing access to front of the property. Timber shed to remain.

