



12a Spreckley Close,

Lower Stondon,
SG16 6HY
£340,000

country
properties

A spacious 3 bedroom end of terrace home located on Henlow Camp with communal green spaces and direct access to an abundance of countryside walks. The property is a short drive to the nearby market town of Hitchin and provides easy access to A1/M1.

- Desirable family favourite location with many open green spaces
- Spacious and versatile accommodation including separate utility room
- L shaped Living/Dining Room
- 3 Good Sized Bedrooms
- Allocated parking space
- Generous rear garden
- Short drive to Arlesey Railway Station

Ground Floor

Entrance Hall

Stairs rising to first floor with under stairs storage space. Double glazed window to front. Radiator. Doors into living room, kitchen and dining area.

Living/Dining Room

18' 8" (max) x 16' 5" (max) (5.69m x 5.00m) L shaped room with double glazed windows to front and rear. Two radiators. Feature timber fireplace with coal effect electric fire inset. Picture rail.

Kitchen

11' 2" x 7' 7" (3.40m x 2.31m) A range of wall and base units with complementary worksurfaces and tiled splashbacks. Inset one & half bowl stainless steel sink with drainer and mixer tap over. Space for fridge and freezer. Space and plumbing for washing machine. Space for electric cooker with extractor hood over. Radiator. Storage cupboard with shelving. Double glazed window to side. Door to:

Utility Room

7' 7" x 6' 11" (2.31m x 2.11m) Space for fridge/freezer. Wall mounted gas boiler. Double glazed window to front and double glazed door to side providing access to the front and rear.

First Floor

Landing

Access to loft space. Airing cupboard with shelving. Doors to all rooms.



Bedroom 1

12' 6" x 10' 10" (3.81m x 3.30m) Double glazed window to front. Radiator. Built-in wardrobe.

Bedroom 2

11' 2" (max) x 10' 10" (max) (3.40m x 3.30m) Double glazed window to front. Radiator. Built-in wardrobe.

Bedroom 3

10' 10" x 7' 7" (3.30m x 2.31m) Double glazed window to rear. Radiator. Built-in double wardrobe.

Bathroom

Suite comprising panel enclosed bath with electric shower over and pedestal wash hand basin. Radiator. Partially tiled walls. Extractor fan. Obscure double glazed window to side.

WC

Low level wc. Radiator. Obscure double glazed window to rear.

Outside

Rear Garden

Laid mainly to lawn with mature trees. Cold water tap and security light. Footpath with gated access to front.

Front Garden

Communal green area with paved pathway to front door with further footpath and gated access to the rear garden.

Parking

Allocated parking for 1 car.

Agents Note

We understand there is a service charge associated with this property of £537.23 per annum (can be paid monthly if required).

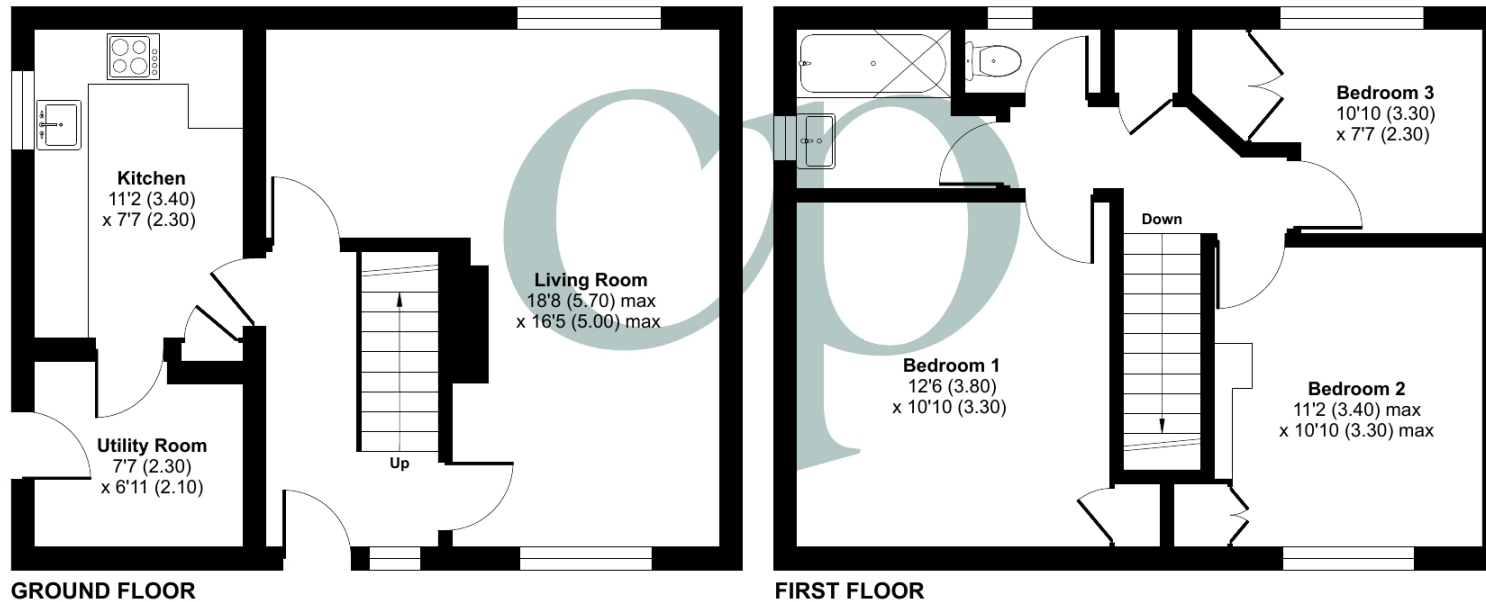
We recommend any buyer confirm this information with their legal representative prior to exchange of contracts.

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



Approximate Area = 926 sq ft / 86 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1154271

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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