

# STEPHENS

## ESTATE AGENTS

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### **DOVE HOUSE DRIVE, HENLOW, BEDS. SG16 6DH**

**In our opinion.... “A character style property on a sought-after development with an approx 52ft rear garden”**

**Accommodation:** Entrance hall, downstairs cloakroom, open plan kitchen and dining room and rear lobby to the ground floor, two double bedrooms with en suite shower to the master, family bathroom and lounge to the first floor. Outside offers an approx 52ft rear garden and under cover parking for two vehicles.

**Location:** Henlow is a sought after, award winning village with local post office/shop, well regarded schools, an internationally renowned health resort and easy access to Arlesey main line rail link direct to London’s Kings Cross in addition to easy access to the A1(m).

**PRICE: £199,995**

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The property in further detail comprises: -

### ENTRANCE HALL

Radiator, stairs to first floor, door to dining room and kitchen, coved ceiling.

### KITCHEN/DINER 23'9 x 10'3ft increasing to 11'3ft (7.24m x 3.12 inc to 3.43m)

#### **Kitchen area 10'10ft x 10'3ft (3.30m x 3.12m)**

Fitted with a range of eye and base level cupboard and drawer units, roll edge work surfaces, part tiled surrounds, 1½ stainless steel sink unit with drainer, ceramic tiled floor, fitted dishwasher, fitted fridge freezer, fitted oven with hob and extractor hood over, plumbing and space for a washing machine, radiator, double glazed window to rear aspect, door to lobby.

#### **Dining area 13'6ft x 11'3ft (4.11m x 3.43m)**

Gas fireplace, under stairs cupboard, double glazed window to front aspect, radiator.

### LOBBY

Door to garden, door to cloakroom, tiled floor, radiator.

### CLOAKROOM

Comprising; low level WC, wash hand basin, part tiled walls, opaque double glazed window to side aspect, tiled walls.

## FIRST FLOOR ACCOMMODATION

### LANDING

Airing cupboard housing shelving, **opens to lounge.**

### LOUNGE 14'8ft x 9'1ft (4.74m x 2.77m)

#### **Maximum (open plan)**

Double glazed window to front aspect, radiator, coved ceiling.

### BEDROOM ONE 11'6 x 11'0ft (3.50m x 3.35m) Plus fitted wardrobes and en suite

Double glazed window to front aspect, radiator, fitted cupboard, access to loft, fitted wardrobes.

#### **En suite**

Comprising; double shower cubicle with powered shower, low level WC, wash hand basin, part tiled surrounds, extractor fan, heated towel rail.

### BEDROOM TWO 11'9 x 8'3ft (3.58m x 2.51m)

#### **Plus fitted wardrobes**

Double glazed window to rear aspect, radiator, fitted wardrobe.

### BATHROOM

Suite comprising; panelled bath, wash hand basin, low level WC, part tiled surrounds, opaque double glazed window to rear aspect, radiator, extractor fan.

### OUTSIDE

### REAR GARDEN



Approximately 52ft (15.85m) in length, laid mainly to lawn with patio area, shed, fenced surrounds, access to parking.

### PARKING

Gated to the side of the property, under cover for two vehicles.

### DIRECTIONS

Heading North on the A1(M); turn left at junction 10 onto the A507 bypass, at the 4<sup>th</sup> roundabout turn right and at the following roundabout right into **Arlesey Road, Henlow**. Take the next left turning into **Dove House Drive**. The property is then on the right hand side overlooking a green.

### AGENTS NOTE

*We have not tested the apparatus, equipment, fittings or services for this property. Interested parties should therefore satisfy themselves as to the condition of any such item considered material to the purchase.*

**These details are a guide only and their accuracy is not guaranteed.**

### Opening Hours

We are open from at least 9am to 6pm Monday to Friday, 9am to 4pm Saturdays and 10am to 2pm on Sundays

### Energy performance certificate

An energy performance certificate has been ordered at time of print.