

# STEPHENS

## ESTATE AGENTS

15a High Street, Henlow, Beds, SG16 6BS

Tel: (01462) 815955 Fax: (01462) 815986

Visit: [www.stephensestateagents.com](http://www.stephensestateagents.com)

[www.rightmove.co.uk](http://www.rightmove.co.uk) or [www.zoopla.co.uk](http://www.zoopla.co.uk)

email: [stephens.henlow@btconnect.com](mailto:stephens.henlow@btconnect.com)



### **CHERRY TREES, LOWER STONDON, BEDS.** **SG16 6DT**

**In our opinion..... “A 1930’s character semi with double glazed conservatory and large single garage. Offering terrific potential for extension and improvement”**

**Accommodation:** Entrance hall, good sized lounge, a refitted kitchen/breakfast, a large double glazed conservatory, two double bedrooms and a large family bathroom (converted from the third bedroom) to the first floor. Outside is a rear garden stretching to approximately 70ft incorporating a 1½ width garage and parking space.

**Location:** Lower Stondon offers various shops, takeaways and a local school and is only a short distance from Hitchin Town on a direct route via the A600.

**PRICE: £194,995**

**WWW.STEPHENSESTATEAGENTS.COM**

The property in further detail comprises: -

**ENTRANCE HALL**

Stairs to first floor, radiator.

**LOUNGE 14'9ft x 12'4ft (4.50m x 3.76m)**

**Maximum**

Double glazed window to front aspect, feature gas fireplace, radiator, understairs cupboard with window to side.

**KITCHEN/BREAKFAST 17'11ft x 8'2ft**

**(5.46m x 2.49m)**



Refitted with a range of eye and base level cupboard and drawer units, roll edge work surfaces, stainless steel sink with drainer, space for an oven, radiator, plumbing and space for a washing machine, space for an upright fridge/freezer, inset down lighting, gas boiler, double glazed windows to side and rear aspects, door to rear aspect.

**CONSERVATORY 15'6ft x 9'0ft (4.72m x 2.74m)**



Double glazed with door to garden, store cupboard, radiator.

**FIRST FLOOR ACCOMMODATION**

**LANDING**

Access to loft via hatch, double glazed window to side aspect.

**BEDROOM ONE 14'9ft increasing to 17'11ft x 9'0ft (4.50m inc to 5.46m x 2.74m) Maximum**



Double glazed windows to side and front aspects, fitted cupboard, radiator.

**BEDROOM TWO 11'8 x 9'4ft (3.56m x 2.84m)**

Double glazed window to rear aspect, radiator.

**BATHROOM 8'5 x 8'3ft (2.57m x 2.51m)**

Fitted with a suite comprising panelled bath with power shower over, low level WC, wash hand basin, part tiled walls, extractor fan, inset down lighters, radiator, opaque double glazed window to side aspect, airing cupboard.

**OUTSIDE**

**REAR GARDEN**



Approximately 70ft (21.34m) in length (including garage and parking space), laid mainly to lawn, outbuilding for storage, with fenced boundaries and block paved patio and side access.

Cont.....

## FRONT GARDEN

Approx 30ft in length (9.14m). Laid to lawn with mature shrubs and gated brick wall to front.

## GARAGE 17'4ft x 11'9ft (5.28m x 3.58m)

To the rear of the property there is a 1½ width garage with up and over door, light and power, dual aspect windows and personal door to the side. Off road parking space adjacent.

## DIRECTIONS

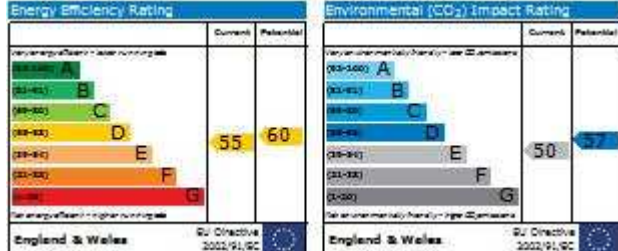
Heading North on the A1(M); turn left at Junction 10 on to the A507 bypass, at the 4<sup>th</sup> roundabout turn left into **Hitchin Road** and at the next roundabout turn left into **Bedford Road**.

Proceed up to the next main roundabout turn right and then take an immediate right into **Cherry Trees** (gravel track). The property is at the end of the track to the left hand side.

## 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. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error.*

## Energy Performance Certificate



**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