



204 Station Road • Lower Stondon • Henlow • Bedfordshire • SG16 6JQ

Guide Price £300,000

Charter Whyman

TOWN & VILLAGE HOMES



INTER WAR BAY-FRONTED SEMI TREMENDOUS OPPORTUNITY TO UPDATE & IMPROVE 184' LONG PLOT

THE PROPERTY

This bay-fronted semi dates from around 1930 and offers considerable scope for refurbishment, updating and improvement. There are two reception rooms and a kitchen on the ground floor and three bedrooms and a modern bathroom on the first.

Constructed of cavity brickwork under a tiled roof, the house benefits from uPVC double-glazed windows. Central heating is supplied by a gas fired boiler located in the integral boiler cupboard, which is accessed from outside.

THE OUTSIDE

The house stands in a deceptively large plot measuring approximately 184' by 28' (56.1m x 8.6m) overall. To the front, the paved and concrete forecourt provides off-street parking and is screened by ornamental shrubs and conifers. The driveway continues down the side of the house to the detached garage at the rear.

The rear garden is some 132' (40.27m) in length and offers considerable potential for the keen gardener. Adjoining the house is a concrete and paved patio leading to an artificial lawn, herbaceous borders, ornamental shrubs and apple tree. A footbridge spans an ornamental pond, leading to a substantial timber workshop/garden store which runs the width of the plot about half-way along its length. There are two additional timber sheds.

THE LOCATION

Lower Stondon is a small village in Central Bedfordshire, close to the border with Hertfordshire and located two and a half miles southwest of Henlow. The village amenities include the Lower School (ages 4 to 9), convenience store, village hall, recreation ground, garden centre and golf course. Henlow provides additional facilities. The nearest railway station is 3.5 miles away at Arlesey on the East Coast mainline with regular services to London. The journey time to St Pancras is 39 minutes. Lower Stondon lies just to the south of the A507, which runs east to west linking the A1(M), A6 and M1.

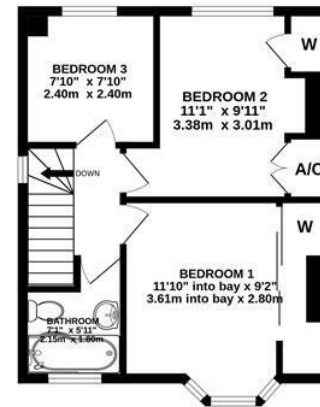
The towns of Letchworth Garden City, Hitchin, Baldock, Bedford, Biggleswade, Luton and Stevenage are all within 13 miles, providing a wide range of amenities.





GROUND FLOOR
401 sq.ft. (37.3 sq.m.) approx.

1ST FLOOR
387 sq.ft. (35.9 sq.m.) approx.



THE FLOOR AREA DOES NOT INCLUDE THE GARAGE

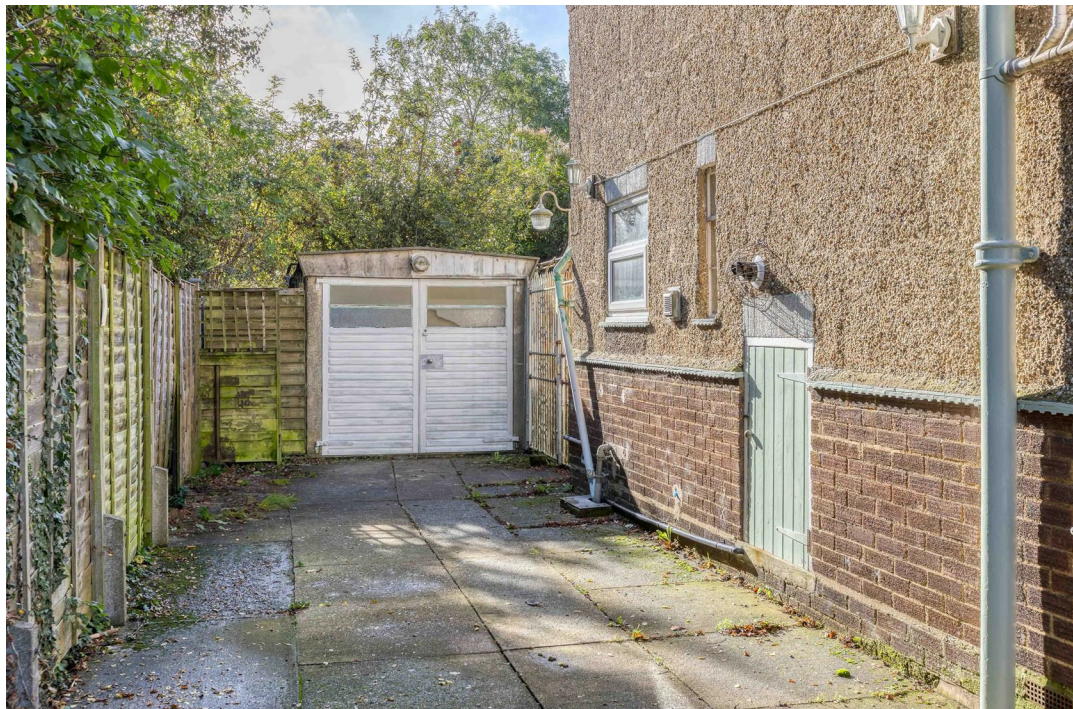
TOTAL FLOOR AREA : 788 sq.ft. (73.2 sq.m.) approx.

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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.

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EPC RATING

Band - D

SERVICES

Mains water, sewerage, gas and electricity are connected to the property.

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Priory House, Monks Walk

Chicksands

Shefford

Bedfordshire SG17 5TQ

Tel: 0300 300 8301

www.centralbedfordshire.gov.uk

COUNCIL TAX

Band - C

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.



Charter Whyman

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