



71a Station Road • Lower Stondon • Henlow • Bedfordshire • SG16 6JN

Guide Price £530,000

Charter Whyman

TOWN & VILLAGE HOMES





REMARKABLY SPACIOUS GROUND FLOOR
133' LONG REAR GARDEN
PLEASANT OUTLOOK OVER GOLF COURSE

THE PROPERTY

This individual detached house has been very well extended on the ground floor to provide spacious accommodation. The sitting room, with fireplace, opens to the L-shaped dining room with a spacious fitted kitchen, rear hall and shower room completing the ground floor. The first floor provides three double bedrooms and the family bathroom.

The original house is of cavity construction under a pitched tiled roof. The extension is constructed of insulated cavity brickwork under a flat roof. The house benefits from uPVC double-glazed windows and gas fired central heating. It also enjoys a pleasant outlook to the front over the local golf course.

THE OUTSIDE

The house is set in a plot measuring approximately 193' by 32' (58.96m x 9.9m) overall. A brick paved forecourt provides good off-street parking to the front and continues as a driveway to the attached garage to the rear.

The rear garden is some 133' (40.6m) in length and laid to lawn with block paved patio, herbaceous borders, raised bed and ornamental shrubs and trees. Timber summerhouse and garden shed, greenhouse.

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.

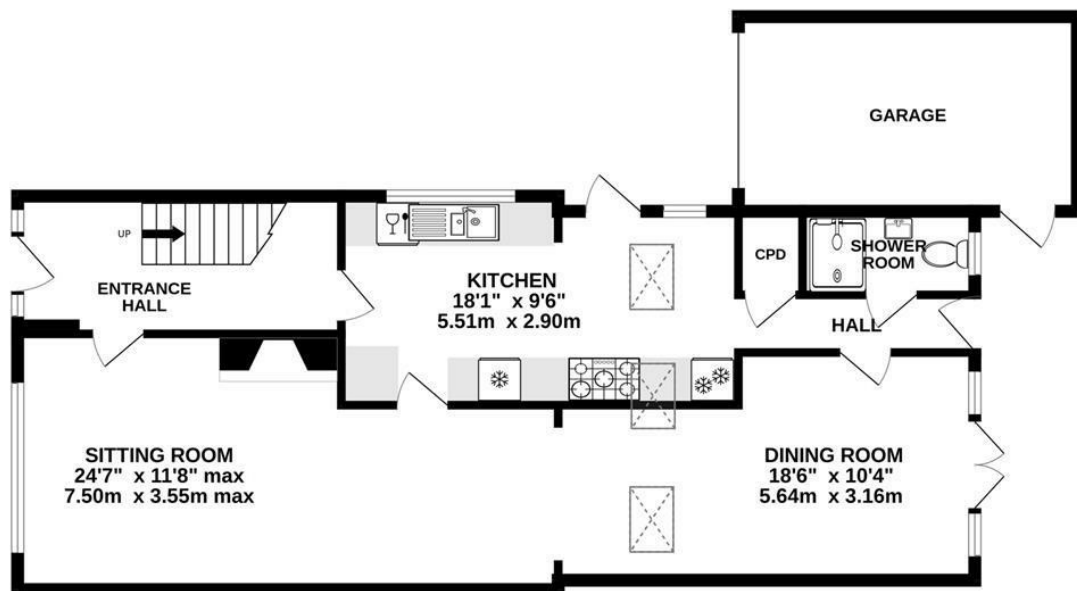
The towns of Letchworth Garden City, Hitchin, Baldock, Bedford, Biggleswade, Luton and Stevenage are all within 13 miles, providing a wide range of amenities.



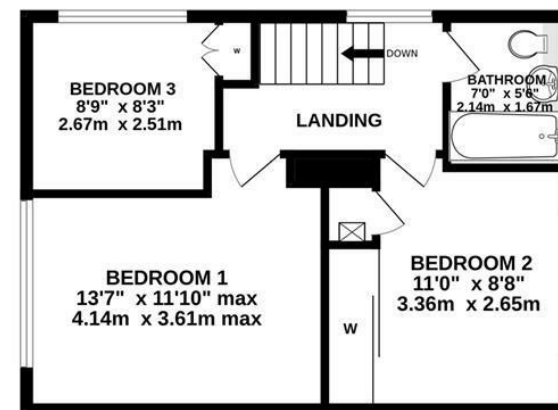




GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



THE FLOOR AREA DOES NOT INCLUDE THE GARAGE

TOTAL FLOOR AREA : 1184 sq.ft. (110.0 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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TENURE

Freehold

EPC RATING

Band - E

SERVICES

MAINS water, sewerage, gas and electricity are connected to the property.
 BROADBAND: A choice of providers with claimed download speeds of up to 57 Mbps.
 MOBILE SIGNAL: Most providers claim up to 5G coverage, some claim to provide 4G.

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 - E

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.



Charter Whyman

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