

BELVOIR!

Belvoir Hitchin

32 Bancroft, Hitchin, SG5 1LA | 01462 433949 | belvoir.co.uk | [@belvoirherts](https://www.instagram.com/belvoirherts)

Bluebell Drive, Lower Stondon, Henlow, SG16 6NN



Guide Price £315,000

Freehold

NESTLE IN A CUL-DE-SAC! Belvoir welcome you to Bluebell Drive, a charming and cosy three bedroom house situated in a tucked away cul-de-sac in the delightful village of Lower Stondon, Henlow. This lovely property boasts a sunny reception room and garden with southerly aspect, perfect for entertaining guests or relaxing with your family. With three cosy bedrooms and two bathrooms, to meet the needs of everyday busy lives.

One of the highlights of this property is the en-suite bathroom, offering you a touch of luxury and convenience. Additionally, you'll find two convenient parking spaces directly in front of the property, ensuring you never have to worry about parking after a long day. Although this property needs a little tender loving care, it presents a fantastic opportunity for you to put your own stamp on it and create the home of your dreams. The best part? This property is chain-free, making the buying process smoother and hassle-free.

Don't miss out on the chance to own this wonderful property in a peaceful location. Contact us today to arrange a viewing.



GROUND FLOOR

Entrance

Under storm canopy via solid front door into:

Hallway

Smooth skimmed ceiling. Doors to all rooms. Stairs rising to first floor with storage beneath. Radiator.

Cloakroom

Smooth skimmed ceiling. uPVC obscure double glazed window to front aspect. Suite comprising of low level flush WC and pedestal mounted hand wash basin. Radiator.

Kitchen/Diner

14'7" x 9'6" (4.45m x 2.90m)

Smooth skimmed ceiling. uPVC double glazed window to front aspect. Fitted with a range of base and eye level units providing storage. Stainless steel built-under 900mm single oven and five burner gas hob inset to work surface with stainless steel chimney hood extractor over. Stainless steel one and a half bowl sink and drainer with chrome mixer tap. Space and plumbing for washing machine. Space for tumble dryer (potentially dish washer). Space for free-standing fridge freezer. Radiator.

Lounge

16'2" x 10'9" (4.95m x 3.30m)

Smooth skimmed ceiling. uPVC double glazed window to rear aspect and French doors to garden. Radiator.



FIRST FLOOR

Landing

Smooth skimmed ceiling. Doors to all rooms. Linen storage cupboard.

Bedroom One

11'7" (max) x 10'9" (3.55m (max) x 3.30m)

Smooth skimmed ceiling. uPVC double glazed window to front aspect. Built-in wardrobe. Radiator. Door to:

En-suite

Smooth skimmed ceiling. uPVC obscure double glazed window to front aspect. Suite comprising of enclosed shower cubicle, pedestal mounted hand wash basin and low level flush WC. Chrome heated towel rail. Tiled wet areas. Extractor.

Bedroom Two

10'4" (max) x 8'10" (3.15m (max) x 2.70m)

Smooth skimmed ceiling. uPVC double glazed window to rear aspect. Built-in wardrobe. Radiator.

Bedroom Three

8'2" x 7'0" (2.50m x 2.15m)

Smooth skimmed ceiling. uPVC double glazed window to rear aspect. Hatch providing access to loft storage space. Radiator.

Bathroom

Smooth skimmed ceiling. Suite comprising of panel enclosed bath with chrome mixer tap and separate shower over, pedestal mounted hand wash basin and low level flush WC. Chrome heated towel rail. Tiled wet areas. Extractor.

EXTERIOR

Front Garden / Parking

Low maintenance border. Brick paved parking for two vehicles.

Rear Garden

South facing aspect. Fence enclosed with gated rear access. Laid out with two tiers of paved areas.



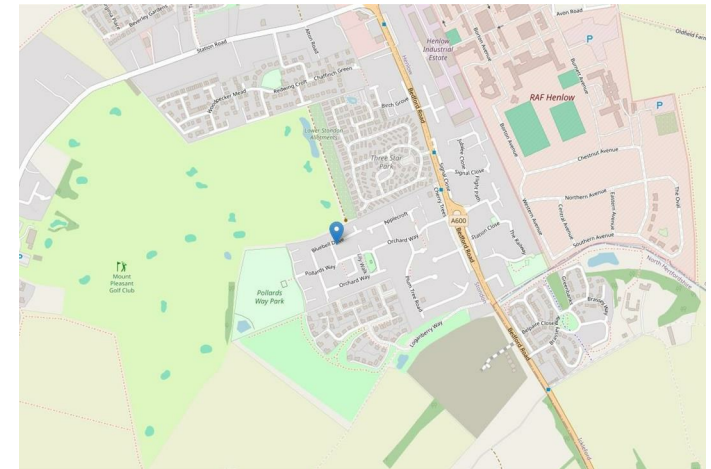
PROPERTY INFORMATION

Council Tax: Band C

EPC Rating: C

DISCLAIMER

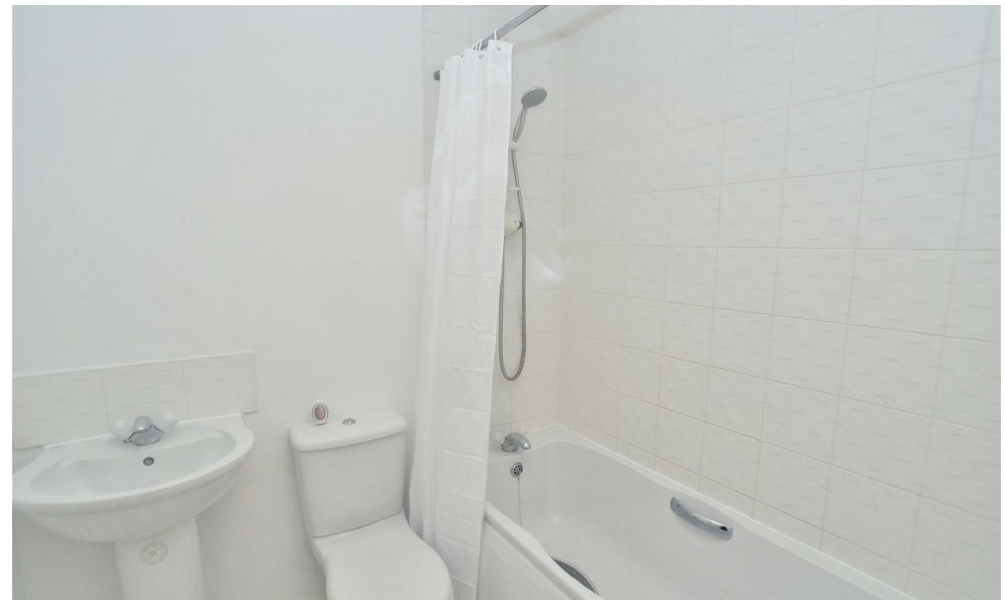
Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings and/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



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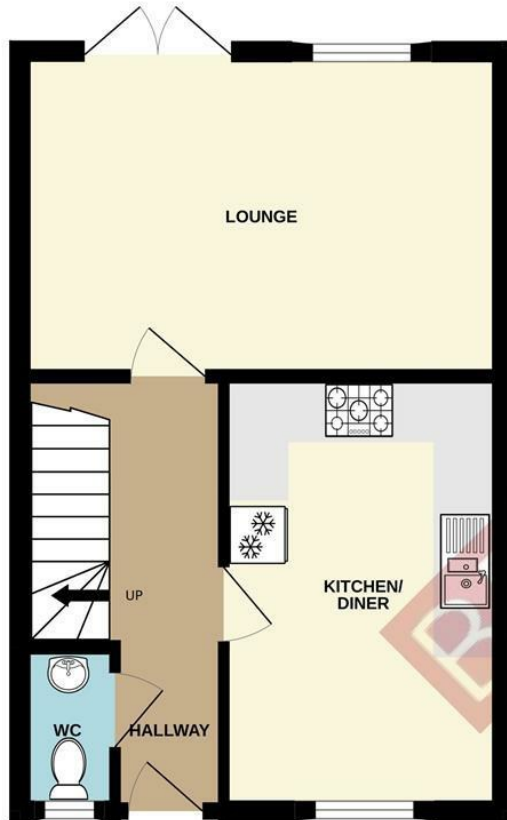
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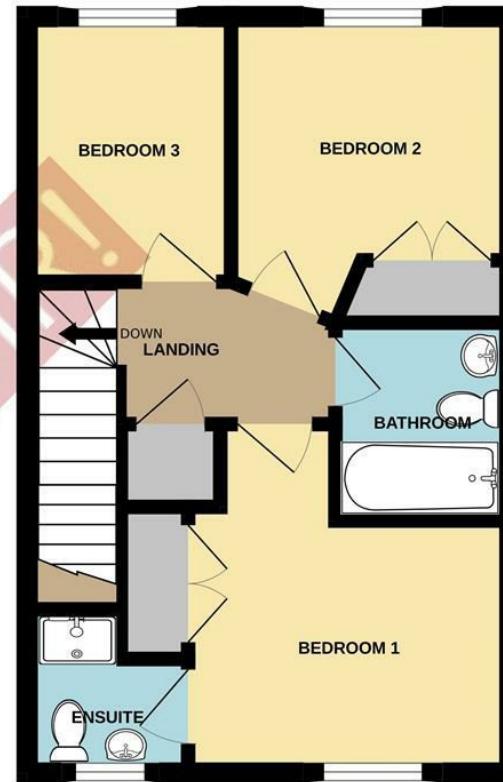




GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA: 826 sq.ft. (76.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			89
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band: C