



**** MUST BE VIEWED**** A 1640 square foot FOUR BEDROOM detached, SPACIOUS LOUNGE, utility room, OPEN PLAN kitchen/dining/family area and French doors open to the garden. PV PANELS which the PLOT BENEFITS FROM. There is a DOWNSTAIRS CLOAKROOM, STUDY, the main bedroom has a DRESSING AREA with FITTED WARDROBES and EN-SUITE. There is a FAMILY BATHROOM and a SECOND en-suite shower room. Plot 48 has a DETACHED garage, long drive and additional parking. Part Exchange is available T&C's apply

EPC predicted B - Council Tax to be assessed - No Estate Management Charges

Images are computer generated, measurements and specification supplied by the developer.

£630,000

Plot 48 Hurricane Avenue, Lower Stondon, SG16 6NW

ch@ndlers
independent property specialists

Signature

Plot 48 Hurricane Avenue

, Lower Stondon, SG16 6NW



- Open Plan Kitchen/Dining/Family Room + Utility Room
- En-suite to Bedroom Two
- Part Exchange Available
- No Estate Management Charges
- Separate Lounge & Study Room
- Good Size Bedrooms Throughout
- 10 YEAR NHBC Warranty
- Main Bedroom Suite with Dressing Room & En-suite
- Detached Garage, Drive & Additional Parking
- EPC - Predicted B

Entrance Hall

Kitchen/Dining/Family Room

29'1" x 13'10" (8.89 x 4.23)

Utility Room

6'6" x 5'3" (2.00 x 1.62)

Lounge

17'10" x 11'11" (5.45 x 3.65)

Study

9'6" x 8'9" (2.90 x 2.67)

Cloaks/W.C

First Floor - Landing

Bedroom One

10'11" x 9'10" (3.34 x 3.00)

Dressing Room

En-Suite Shower Room

Bedroom Two

10'8" x 9'9" (3.27 x 2.98)

En - Suite Shower Room

Bedroom Three

9'11" x 9'9" (3.04 x 2.98)

Bedroom Four

11'4" x 9'7" (3.47 x 2.94)

Family Bathroom

Garage, Drive & Parking

Gardens

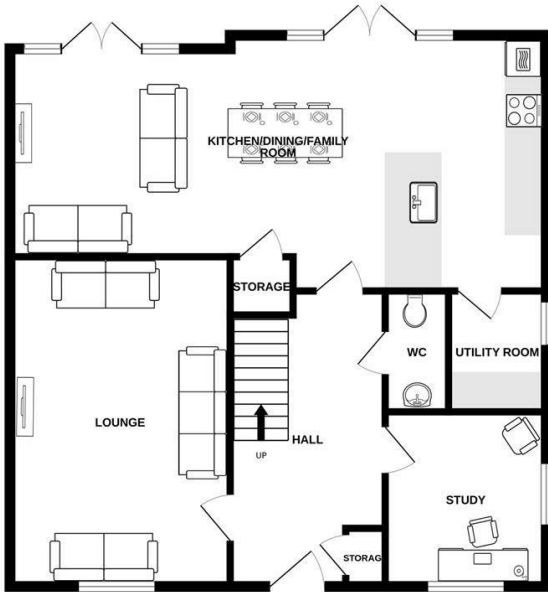
Additional Information

Directions

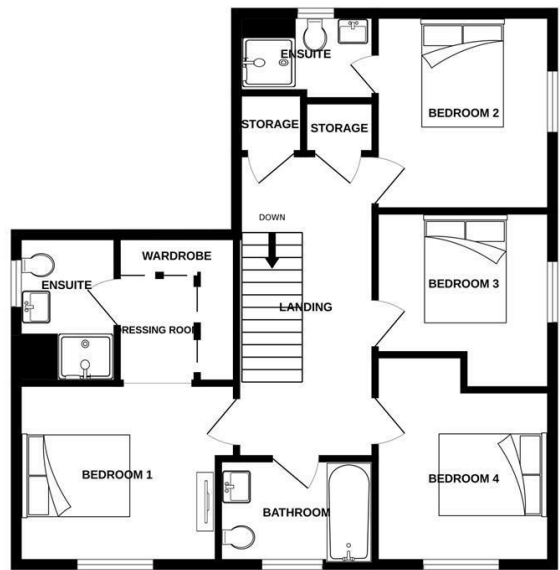


Floor Plan

GROUND FLOOR



1ST FLOOR



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			
92-100	A		
81-91	B		
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	

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Looking for that extra-special home?