



Derwent Road
Henlow | SG16 6HE

AGENT HYBRID

Guide Price £300,000 - £315,000



GUIDE PRICE £300,000 - £315,000 *Agent Hybrid welcomes to the market, an attractive and turnkey ready, Two Bedroom Mid Terraced Home located in a quiet neighborhood of Henlow. The property is situated close by to a number of highly regarded primary and secondary schools. An ideal first time or investment purchase, accommodation briefly comprises of. A composite front door opening to the Entrance Hallway. From here you lead into a spacious, bay fronted Lounge. A door from here leads into an inner hall, with an opening flowing into a Modern Kitchen/Diner, fitted in contemporary, contrasting base and eye level units, striking white roll edge work surface, metro splash back and integral washing machine and dishwasher. A sliding door in the inner hall opens to a useful storage cupboard, current housing a tumble dryer. Stairs rise to the first floor landing where you will find a Modern Bathroom and Two Double Bedrooms, both with fitted wardrobes. Externally, the property benefits from a Private, Re-Landscaped and East Facing Rear Garden, benefiting from a small shed converted to an outdoor office and convenient gated access leading to Private Allocated Parking for two cars.

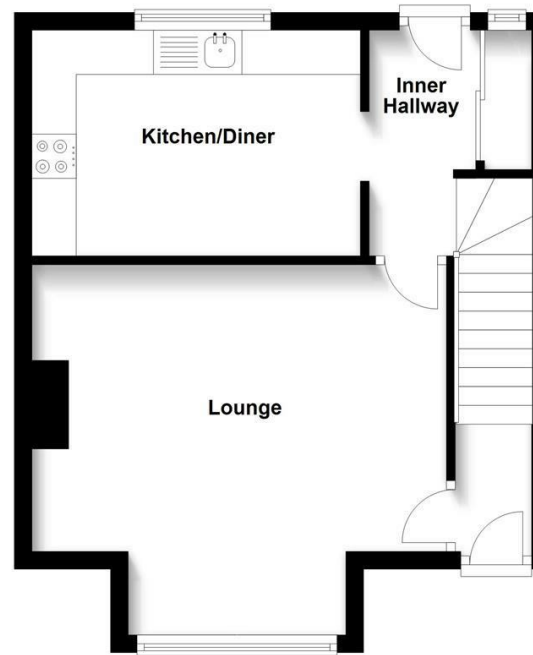
N.B.

There is an estate charge approx £830.00 per annum of which includes the water bill.

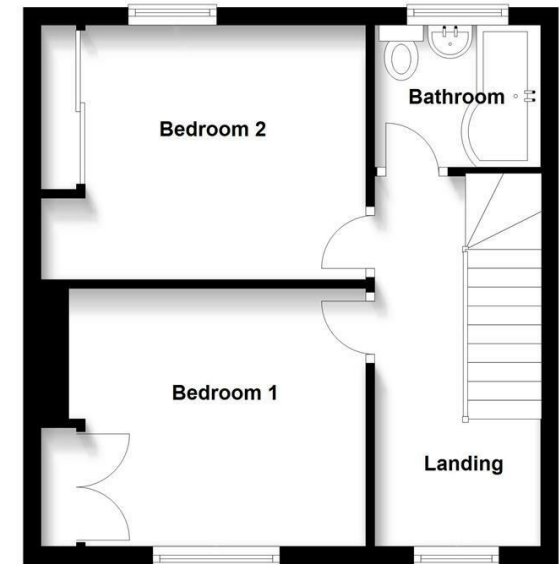
DIMENSIONS

- Entrance Hallway
- Lounge 15'4 x 10'8 (excl bay)
- Kitchen/Diner 12'3 x 8'4
- Bedroom 1: 11'2 x 9'11
- Bedroom 2: 11'2 x 9'5
- Bathroom

Ground Floor
Approx. 35.6 sq. metres (383.0 sq. feet)



First Floor
Approx. 33.3 sq. metres (358.0 sq. feet)



Total area: approx. 68.8 sq. metres (741.0 sq. feet)

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A details survey has not been carried out, not the service, appliances and fittings tested. Some sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	89
(81-91) B	
(69-80) C	
(55-68) D	
	65

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