



**Kennedy
& Foster**

24 Harrier Mill

Henlow

SG16 6BQ

£440,000

- SEMI DETACHED TOWN HOUSE
- FOUR DOUBLE BEDROOMS
- SOUGHT AFTER VILLAGE LOCATION
- REFITTED KITCHEN/DINING ROOM
- CLOAKROOM
- ENSUITE
- AMPLE BUILT IN STORAGE
- GARAGE AND DRIVEWAY



A well presented semi detached town house in the sought after village of Henlow. Offering well proportioned accommodation over three floors, the property benefits from a cloakroom, refitted 15ft kitchen/dining room, four double bedrooms, en suite, garage and driveway. Contact Kennedy & Foster the Sole Agent to arrange your viewing.

DOUBLE GLAZED FRONT DOOR TO:

HALLWAY

Stairs rising to first floor accommodation, wall mounted radiator, engineered wood floor, coving and spotlights to ceiling. Panelled doors to:

CLOAKROOM

uPVC double glazed frosted window to front aspect, close coupled WC, pedestal mounted wash hand basin, wall mounted radiator, engineered wood floor, tiled splash back to dado height.

LOUNGE

15' 6" max x 11' 8" (4.72m x 3.56m) uPVC double glazed window to front aspect, wall mounted radiator, engineered wood floor, coving to ceiling, built in cupboard. Glazed doors to:

KITCHEN/DINER

15' 3" x 11' 3" (4.65m x 3.43m) uPVC double glazed window to rear and side aspect, double glazed French doors to garden, wall mounted radiator. Range of eye level and base units with work surface over, contrasting glass splash back, stainless steel 1 1/2 bowl sink and drainer unit, double oven with 5 burner gas hob and chimney style extractor over, cupboard housing wall mounted boiler, integrated dishwasher and washer/dryer, space for freestanding American style fridge/freezer, tiled floor, coving and spotlights to ceiling.

FIRST FLOOR LANDING

uPVC double glazed window to front aspect, wall mounted radiator, built in cupboard with linen shelving, built in cupboard housing hot water cylinder, coving and spotlights ceiling, stairs rising to second floor accommodation. Panelled doors to:

BEDROOM ONE

13' 3" x 9' 3" (4.04m x 2.82m) uPVC double glazed windows to rear aspect, wood laminate floor, twin wall mounted radiators, coving to ceiling, twin built in double wardrobes. Panelled door to:

ENSUITE/WETROOM

6' 3" x 5' 6" (1.91m x 1.68m) uPVC double glazed frosted window to side aspect, open walk in shower with bifold screens, wall mounted sink, close coupled WC, tiled surround, wall mounted radiator, spotlights to ceiling, contrasting tiled display shelf, tiled floor.

BEDROOM FOUR

10' 8" x 8' 8" (3.25m x 2.64m) uPVC double glazed window to front aspect, wood laminate floor, wall mounted radiator.

SECOND FLOOR LANDING

Wall mounted radiator, access to loft space with power, light and ladder. Built in cupboard. Panelled door to:

BEDROOM TWO

13' 1" x 9' 4" (3.99m x 2.84m) Twin uPVC double glazed windows to rear aspect, twin wall mounted radiators, wood laminate floor. Built in twin double wardrobes, coving to ceiling.

BEDROOM THREE

15' 3" (11' 7") x 10' 9" (4.65m x 3.28m) Twin uPVC double glazed window to front aspect, built in cupboard, twin wall mounted radiators, wood laminate floor.

BATHROOM

uPVC double glazed frosted window to side aspect, panelled bath with shower over, wall mounted pedestal wash hand basin, close coupled WC, tiled surround with contrasting tiled shelf, tiled floor, wall mounted radiator, spotlight to ceiling.

REAR GARDEN

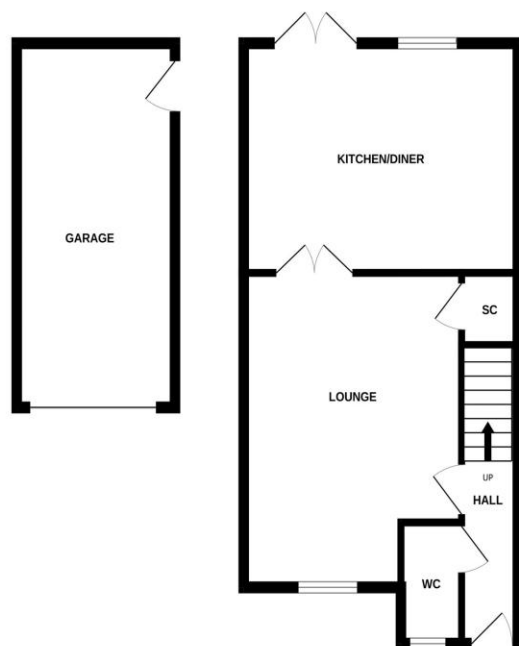
Paved garden enclosed by timber panel fencing with plant and shrubs borders, hardstanding for shed, gated access to driveway, courtesy door to garage.

GARAGE

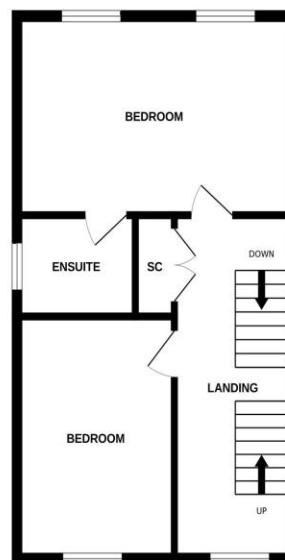
Up and over door, power and light, private gated block paved driveway.



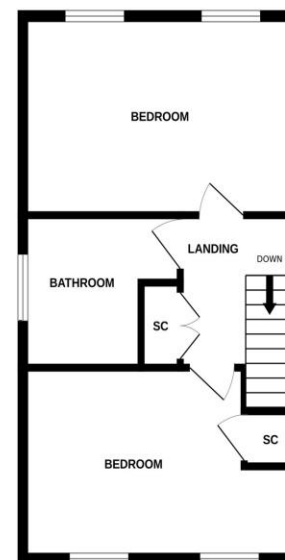
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

**COUNCIL TAX BAND**

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements