



**Kennedy  
& Foster**

12 Welch's Close  
Henlow  
SG16 6NQ  
**OIEO £425,000**

- Three bedroom semi detached home
- Well presented throughout
- Cloakroom
- 15ft kitchen dining room
- 18ft lounge
- Approximately 4 years old
- Off road parking
- Sought after village location



A beautiful three bedroom family home, around four years old, located in the desirable village of Henlow. Offering underfloor heating to the ground floor, the property benefits from a stunning 15ft kitchen diner with quartz work surfaces, an 18ft lounge with French doors opening on to the patio, off road parking to the front with an EV charging point. Early viewing is advised to avoid disappointment.

#### **COMPOSITE FRONT DOOR INTO:**

#### **ENTRANCE HALL**

Tiled floor. Stairs rising to 1st floor accommodation with glass balustrade. Spotlights to ceiling. Panelled doors to:

#### **CLOAKROOM**

Frosted UPVC double glazed window to side aspect. Close couple W.C. Vanity unit with wash hand basin. Tiling to dado height. Wall mounted heated towel rail. Tiled floor. Spotlights to ceiling.

#### **KITCHEN/DINER**

15' 4" x 12' 3" (4.67m x 3.73m) UPVC double glazed window to front aspect. Range of fitted eye level and base units with quartz work surface over with upstand. Inset 1 1/2 bowl sink. Five ring induction hob with extractor over. Built in double oven at eye level. Integrated fridge, freezer, dishwasher and washing machine. Tiled floor. Panelling to one wall. Spotlights to ceiling.

#### **LOUNGE**

18' 1" x 10' 9" (5.51m x 3.28m) UPVC double glazed French doors to garden.

#### **FIRST FLOOR ACCOMODATION**

#### **LANDING**

Wall mounted radiator. Access to loft space. Spotlights to ceiling. Built in cupboard. Panelled doors to:

#### **BEDROOM**

12' 0" x 11' 11" (3.66m x 3.63m) UPVC double glazed window to rear aspect. Wall mounted radiator.

#### **BEDROOM**

14' 3" x 9' 0" (4.34m x 2.74m) UPVC double glazed window to front aspect. Wall mounted radiator.

## OUTSIDE

### BEDROOM

10' 7" x 6' 9" (3.23m x 2.06m) widening to (10'2")  
UPVC double glazed window to front aspect. Wall  
mounted radiator. Built in cupboard.

### BATHROOM

Frosted double glazed window to rear aspect. Panelled  
bath with rainwater shower, hand held shower  
attachment and screen. Close coupled w.c. wash hand  
basin with drawers under, spotlights to ceiling. Wall  
mounted heated towel rail. Tiled splashback. Tiled  
floor.

## FRONT

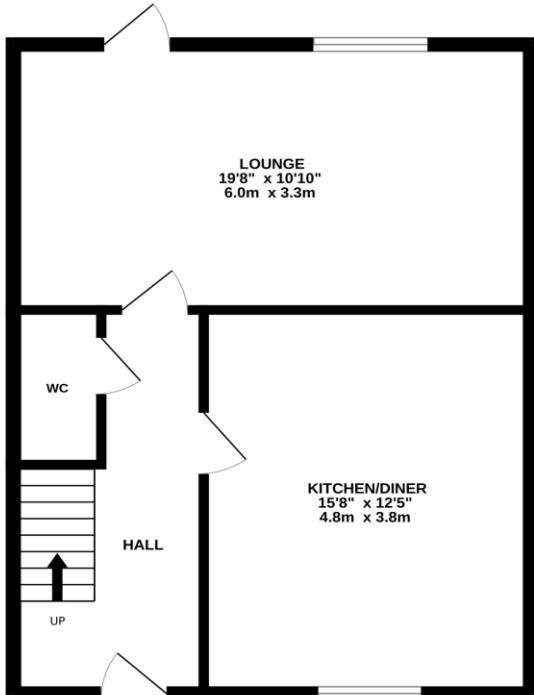
TWO PARKING SPACES.  
EV CHARGER

## REAR GARDEN

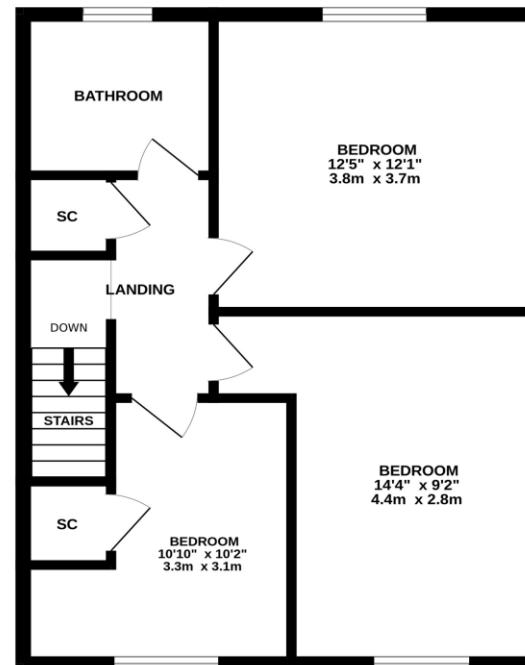
Paved patio with lawned area and shrub and plant  
borders. Timber summer house with power, light and  
internet. Gated access to front.



GROUND FLOOR  
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR  
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA: 1041 sq.ft. (96.7 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 indicative 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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## COUNCIL TAX BAND

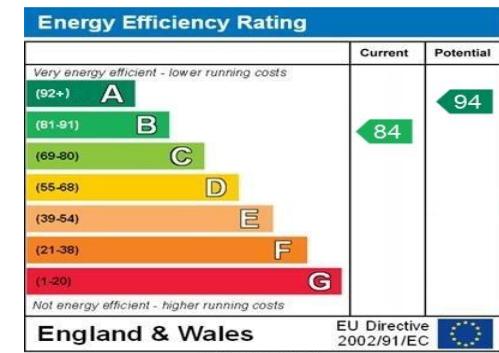
Tax band D

## TENURE

Freehold

## LOCAL AUTHORITY

Central Bedfordshire Council



## OFFICE

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. The floorplan and pictures should not be relied upon for the purchase of any fixtures and fittings. Whilst every care has been taken to ensure the measurements accuracy, they are approximate for general guidance purposes only and potential buyers are advised to recheck the measurements. Please take note that we do not test appliances or carry out any form of a survey, we advise you carry out your own investigation. If requested, we may refer you to our recommended providers such as Conveyancers and Financial Services. For this we may receive a commission fee, you are not obligated to use the recommended providers. Where applicable any lease details and property charges are given as a guide from the vendors, this should be checked prior to agreeing a sale.