



# 16 Stanford Road

Southill, Bedfordshire, SG18 9HX

Gavin Mills  
POWERED BY  
  
UK



# 16 Stanford Road

Guide Price £500,000

A beautifully presented and extended three bedroom semi-detached home situated in the sought after Bedfordshire village of Southill.

Set on a generous plot with views over open fields to both the front and rear, the property has been subject to vast improvements by the present vendors including a full-width, rear extension, creating a lovely open plan kitchen/dining family room and the addition of a detached double garage/workshop and garden office.

There is underfloor heating which continues through to the family room that has a lantern roof over it and double doors opening out to the patio. The dining area has a feature fireplace with an inset wood-burning stove.

## **First Floor Accommodation.**

The master bedroom has a window to the front aspect overlooking fields. There are two further bedrooms, both with built-in storage, and a family bathroom with both an inset bath and a separate shower cubicle.

## **Gardens.**

To the front, the gardens are laid to lawn with ample off-street parking for several vehicles along with a further gated parking area to the side of the property. The rear garden is laid to lawn and a large, paved patio.

There is a sheltered hot tub/BBQ area, a garden office, and a detached, oak-framed double garage/workshop with an additional sheltered carport to the side.



## **Ground Floor Accommodation.**

The front porch opens to the entrance hall with stairs rising to the first floor and a built-in store cupboard below. The sitting room has a feature fireplace and a window to the front aspect.

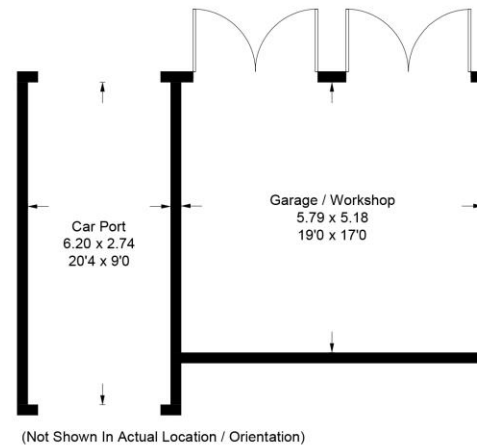
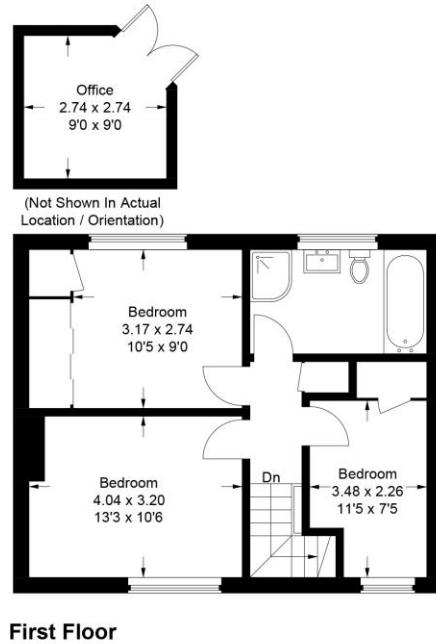
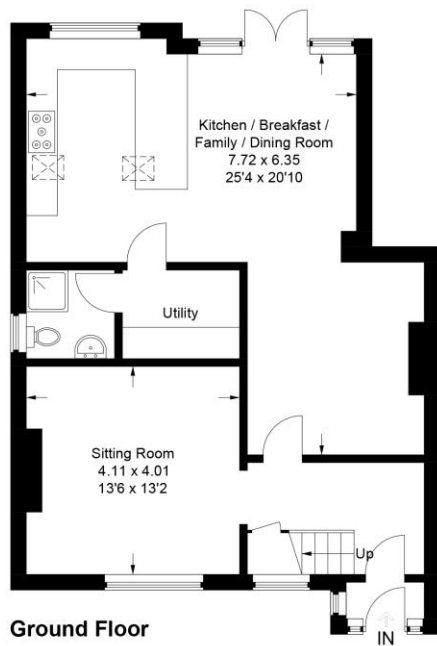
The kitchen has a range of fitted wall and base level units with oak worktops and breakfast bar. There is an inset, double butler sink, and a built-in dishwasher. Space is available for an electric range style cooker and a fridge freezer. There is a separate utility room, along with a ground floor shower room.

The kitchen area has a vaulted ceiling with skylights along with a door to the side and a window overlooking the rear garden.



Call Gavin Mills to arrange a viewing on **07971 807 341**

Approximate Gross Internal Area  
 Ground Floor = 73.7 sq m / 793 sq ft  
 First Floor = 48.2 sq m / 519 sq ft  
 Garage / Workshop / Office = 37.2 sq m / 400 sq ft  
 (Excluding Car Port)  
 Total = 159.1 sq m / 1,712 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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Gavin Mills



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