



Aqua View Nursery

Bedford Road, Lower Stondon, SG16 6EA





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Guide Price £900,000

A four double bedroom, three bathroom detached family home with a separate workshop and a one-bedroom annexe studio.

Set on a generous mature plot, this spacious self-built house, requiring some refurbishment, has accommodation of 3701 sq.ft and a wealth of potential to create a wonderful family home.

The property is available for sale with no upper chain and has a separate building plot to the front of the property, which is available for sale by separate negotiation.

Ground floor accommodation

Covered by a canopy, double doors open into the large entrance hall, which has access to the WC and a store cupboard. To the rear of the hall, there is an area with a vaulted ceiling and doors opening out to the rear garden. There is a sitting room with an inglenook fireplace and an inset gas fire. A dining room and a home office/snug.

To the rear, a large open plan kitchen/breakfast room which has doors leading out to the rear garden and a there is a separate utility room.

First-floor accommodation

The principle bedroom has a dual aspect and an ensuite shower room. There are three further double bedrooms. The guest bedroom has an ensuite, and the family bathroom also connects to bedroom three.

Annexe/ workshop

Detached from the main house, the workshop has a pedestrian door to the front with power and light connected. To the rear, an independent access leads into the kitchen area and a shower room. Stairs rise to a sitting room and a separate bedroom.

Grounds

Set behind gates, there is an extensive driveway and hard standing providing off-street parking for several vehicles.

To the rear, the south/west-facing gardens are laid to lawn.



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

Approximate Gross Internal Area
 Ground Floor = 133.7 sq m / 1,439 sq ft
 First Floor = 118.3 sq m / 1,273 sq ft
 Annex Ground Floor = 56.0 sq m / 603 sq ft
 Annex First Floor = 35.9 sq m / 386 sq ft
 Total = 343.9 sq m / 3,701 sq ft



Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tel: 07971 807 341

Email: gavin.mills@exp-uk.co.uk

www.gavin-mills.co.uk

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only 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.