



Connells

Park Lane
Henlow



Property Description

****CHAIN FREE**** Situated in a beautiful quiet location in the highly sought after Henlow Village is this fantastic family home.

The contemporary ground floor accommodation is ideal for those who prefer an open plan layout with a fantastic lounge/diner, stunning kitchen with utility all of which open onto a fabulous walled garden and a downstairs cloakroom. Upstairs accessed via the galleried landing are five excellent bedrooms with the master having a beautiful en suite and access to a balcony and a further family bathroom.

To the front of the property is a gated driveway providing ample off-street parking and a double garage which the current vendors have explored the potential to convert with a full quote available upon request.

This property would suit a growing family and is perfect for a commuter as Arlesey mainline railway station is a short bike ride away.

Henlow Village is a popular location for young families with excellent local amenities including three popular public houses, excellent schooling and a mainline station just over a mile away. An internal viewing is a must.

Ground Floor

Entrance Hall

Double glazed door to front, secure entry phone, door to garage, ceramic flooring and radiator.

Cloakroom

Wash hand basin, tiled splashback, WC and extractor fan.

Lounge Diner

23' 3" max x 22' 4" (7.09m max x 6.81m)

Two double glazed windows to side aspect, double glazed patio doors to front, working open fireplace, TV point and stairs leading to first floor with understairs storage cupboard.

L-Shaped Kitchen

16' 3" max x 15' 3" max (4.95m max x 4.65m max)

Fully fitted kitchen with double glazed window and door to side, a range of wall and base units, quartz work surfaces with matching splashback, stainless steel sink and drainer, integrated double oven, five-ring gas hob with cooker hood over, dishwasher, TV point, Bluetooth speakers to ceiling and radiator. Double glazed patio doors to front.

Utility Room

Double glazed patio doors to front, double glazed window to side aspect, sink, cupboards, plumbing for washing machine and space for American fridge/freezer.

First Floor

Galleried Landing

Three double glazed Velux windows to rear aspect, study area, loft access, airing cupboard and two radiators.

Bedroom One

15' 2" x 14' max (4.62m x 4.27m max)

Dual aspect double glazed windows, patio doors to front leading to balcony, TV point and two radiators.

En Suite

Double glazed window to side aspect, wash hand basin, shower cubicle, WC and radiator.

Bedroom Two

16' 3" max x 13' 4" into door recess (4.95m max x 4.06m into door recess)

Double glazed window to front aspect, two double glazed windows to rear aspect and radiator.

Bedroom Three

16' 3" x 9' 6" (4.95m x 2.90m)

Double glazed window to front aspect, double glazed Velux window to rear aspect and radiator.

Bedroom Four

10' 9" x 9' 2" (3.28m x 2.79m)

Two double glazed windows to front aspect and radiator.

Bedroom Five / Dressing Room

10' 9" into wardrobe x 6' 9" (3.28m into wardrobe x 2.06m)

Double glazed window to front, fitted wardrobes and dressing table.

Bathroom

Double glazed Velux window to front aspect, wash hand basin, shower cubicle, bath and WC.

Outside

Garden

A fully enclosed south-facing garden to the front of the property mostly laid to lawn with patio area and outside power socket.

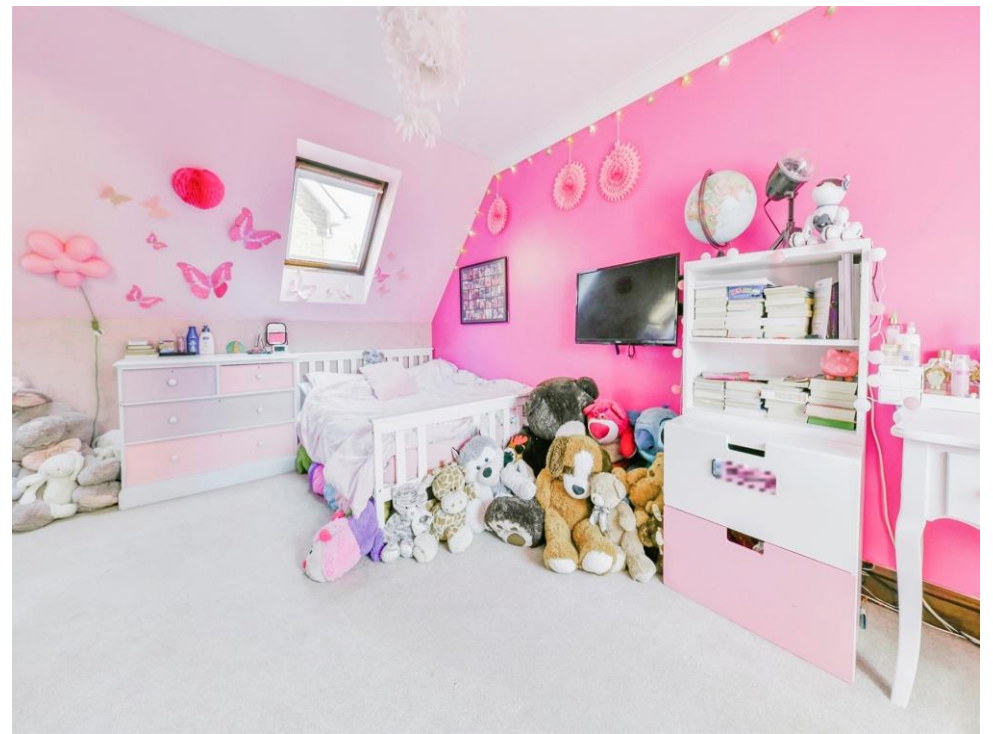
Parking

Electric gated driveway with space for up to three cars.

Double Garage

Electric roller door, boiler, power, lighting and sink with hot and cold water.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

Tenure: Freehold

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