

Connells

Woodpecker Mead Lower Stondon Henlow

# Woodpecker Mead Lower Stondon Henlow SG16 6FU





# **Property Description**

An extensive five bedroom detached home situated overlooking a small park in a modern built development.

This property is presented to a high standard and features separate reception rooms and a stunning kitchen/diner. There are five excellent size bedrooms as well as three high specification bathrooms.

Further benefits to this large family home include a lovely garden, off-road parking and a double length garage. There is also electric car charging and owned solar panels.

## **Ground Floor**

#### **Entrance Hall**

Door to front, understairs storage cupboard, tiled flooring and radiator.

#### Cloakroom

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

# Study

9' 10" x 8' (3.00m x 2.44m)

Double glazed window to front aspect, wood effect flooring and radiator.

# Lounge

15' 11" into bay x 15' 1" ( 4.85m into bay x 4.60m )

Double glazed bay window to front aspect, TV and telephone points, wood effect flooring and radiator.

#### Kitchen Diner

30' 10" x 11' 11" ( 9.40m x 3.63m )

Fully fitted kitchen with a range of wall and base units, two double glazed windows to rear aspect, quartz work surfaces with matching splashback, quartz topped central island with breakfast bar, stainless steel sink and drainer, integrated double oven, gas hob with cooker hood over, integrated dishwasher, space for fridge/freezer, tiled flooring and double glazed bi-fold doors to the rear.

# **Utility Room**

Double glazed door to side aspect, stainless steel sink and drainer, integrated washing machine, cupboards and airing cupboard housing boiler.

#### First Floor

# Landing

Stairs from Hall and radiator.

#### **Bedroom One**

20' 1" max x 12' 10" max ( 6.12m max x 3.91m max )

Two double glazed windows to front aspect, built-in wardrobe,TV and telephone points and radiator.

### **En Suite**

Double glazed window to side aspect, wash hand basin, shower cubicle, WC, shaver point, extractor fan and heated towel rail.

#### **Bedroom Two**

12' 2" x 10' 3" ( 3.71m x 3.12m )

Double glazed window to rear aspect, TV and telephone points, wood effect flooring and radiator.

#### **En Suite**

Wash hand basin, shower cubicle, WC, extractor fan and heated towel rail.

#### **Bedroom Three**

10' 1" x 8' 11" ( 3.07m x 2.72m )

Double glazed window to rear aspect, TV and telephone points and radiator.

#### **Bedroom Four**

9' 11" x 8' 11" ( 3.02m x 2.72m )

Double glazed window to rear aspect, TV and telephone points and radiator.

#### **Bedroom Five**

11' 8" max x 10' 6" ( 3.56m max x 3.20m )

Double glazed window to front aspect, TV and telephone points and radiator.

#### Bathroom

Double glazed window to side aspect, wash hand basin, bath with shower over, partly tiled, WC, extractor fan, shaver point and heated towel rail.

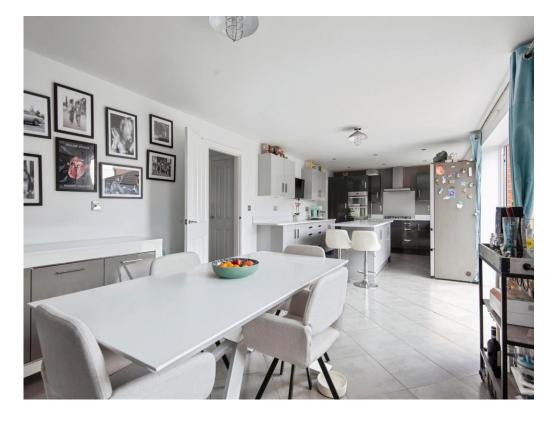
#### Outside

#### Rear Garden

Mostly lawned rear garden with patio, side access and door to garage.

# **Double Length Tandem Garage**

Up and over double length tandem garage with up and over door, power and lighting.

















Residential Sales & Lettings | Mortgage Services | Conveyancing | Surveyors | Land & New Homes



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

To view this property please contact Connells on

T 01462 437 666 E hitchin@connells.co.uk

14 High Street HITCHIN SG5 1AT

EPC Rating: Awaited Council Tax Band: G

view this property online connells.co.uk/Property/HIT308185



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.