



Connells

Plum Tree Road
Lower Stondon Henlow

Plum Tree Road Lower Stondon Henlow SG16 6NE

for sale
£465,000



Property Description

Offered to the market is this fantastic three bedroom detached family home situated in the highly desired village of Lower Stondon in Bedfordshire. The ground floor comprises entrance hall, cloakroom, spacious lounge/diner, kitchen and a family room with patio doors onto the rear garden.

The first floor accommodation boasts three double bedrooms, en suite shower room and a family bathroom. Outside the property benefits from a beautiful south facing rear garden, a well maintained front garden, internal garage and a driveway for two vehicles.

The property is ideally located within easy access of Hitchin and Arlesey station offering excellent transport links in to London and Cambridge.

Ground Floor

Entrance Hall

Double glazed door and window to front, wood flooring and radiator.

Cloakroom

Double glazed window to front aspect, wash hand basin with vanity, WC and radiator.

Lounge

17' into bay x 11' 2" (5.18m into bay x 3.40m)

Double glazed bay window to front aspect, gas fireplace, TV and telephone points and engineered wood flooring.

Dining Room

11' 2" x 9' 7" (3.40m x 2.92m)

Double glazed bi-folding doors to rear, engineered wood flooring and radiator.

Family Room

13' x 7' 7" (3.96m x 2.31m)

Double glazed French doors to rear, door to garage and wood flooring.

Kitchen Diner

16' 8" x 9' 2" (5.08m x 2.79m)

Fully fitted kitchen with double glazed window to rear aspect, a range of wall and base units, work surface with tiled splashback, one and a half bowl stainless steel sink and drainer,

integrated electric oven, gas hob with cooker hood over, fridge/freezer, plumbing for washing machine and dishwasher, understairs storage cupboard and radiator.

First Floor

Landing

Storage cupboard and boiler.

Bedroom One

12' x 11' 5" (3.66m x 3.48m)

Double glazed window to front aspect and wood flooring.

En Suite

Double glazed window to front aspect, wash hand basin with vanity, shower cubicle, WC, shaver point and radiator.

Bedroom Two

11' 2" max x 10' 11" max (3.40m max x 3.33m max)

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

Bedroom Three

9' 10" x 8' 1" (3.00m x 2.46m)

Double glazed window to rear aspect, wood flooring and radiator.

Bathroom

Wash hand basin with vanity, bath with shower over, WC, extractor fan, partly tiled, shaver point and radiator.

Outside

Front Garden

Large lawned frontage with shingled borders.

Rear Garden

A lovely south-facing rear garden, mostly laid to lawn with mature borders, patio to nearside of property and gated side access.

Parking

Dropped kerb parking with space 2/3 cars.

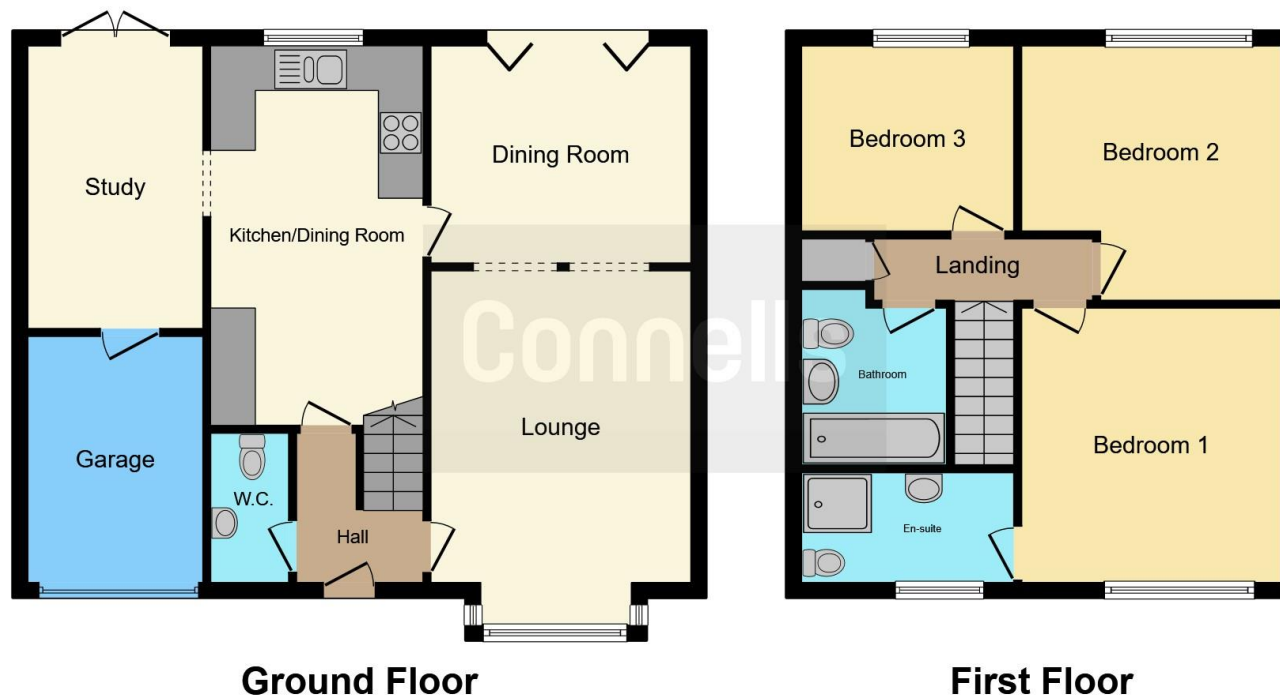
Garage

Garage with up and over door, power, lighting and overhead storage.









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: D Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/HIT308297



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HIT308297 - 0005