

**Tedder Avenue, Henlow, SG16 6HL** 

william h brown

# welcome to

# **Tedder Avenue, Henlow**

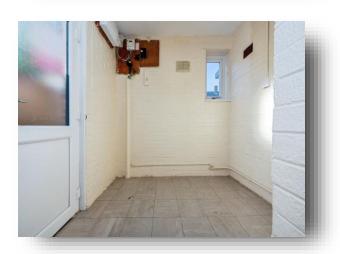
An opportunity to purchase this spacious and well-presented 3 bedroom end of terrace family home with the benefit of spacious lounge/diner, kitchen, separate utility, good sized garden, and large driveway providing off-road parking. Offering immediate vacant possession, viewing highly recommended.













#### **Door To Entrance Hall**

Radiator. Double glazed window to front. Stairs off to first floor landing with understair recess.

## Lounge/Diner

18' 8" x 9' 8" ( 5.69m x 2.95m )

Dual aspect room with feature fireplace with hearth and mantle over, two radiators, double glazed window to rear.

#### Kitchen

11' 5" x 7' 4" ( 3.48m x 2.24m )

Comprising stainless steel sink unit with mixer taps and work surface surrounds, range of base and wall units, radiator, wall tiling, double glazed window to side, wall mounted gas boiler, door to utility.

## **Utility Room**

7' 5" max x 6' 10" max ( 2.26m max x 2.08m max ) Double glazed door to side. Double glazed window to front.

#### **First Floor Landing**

Hatch to loft. Built in cupboards.

#### **Bedroom One**

12' 6"  $\times$  10' 9" ( 3.81m  $\times$  3.28m ) Overstairs cupboard. Radiator. Double glazed window to front.

#### **Bedroom Two**

10' 9"  $\max x$  9' 10"  $\max$  ( 3.28m  $\max x$  3.00m  $\max$  ) Overstairs storage cupboard. Radiator. Double glazed window to front.

### **Bedroom Three**

9' 3" x 7' 7" (  $2.82m \times 2.31m$  )

Plus depth of wardrobes. Radiator. Double glazed window to rear.

#### **Bathroom**

Suite comprising bath with shower over, wash hand basin, radiator, wall tilling, double glazed window to side.

#### Separate W/C

Low flush WC. Radiator. Double glazed window to rear.

#### Outside Rear Garden

Good sized rear garden with paved path, lawned area, fence surround, and gate for side access.

## **Parking**

To the front of the property there is a large driveway providing generous off-road parking.

#### **Agents Note**

There is an annual estate charge of £594.49.





# welcome to

# **Tedder Avenue, Henlow**

- Spacious and well-presented end of terrace family home in sought-after location.
- Spacious dual aspect lounge/diner.
- Fitted kitchen and separate utility.
- Good sized rear garden.
- Driveway providing generous off-road parking

Tenure: Freehold EPC Rating: C

Council Tax Band: C

# £325,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RYN110281



Property Ref: RYN110281 - 0005 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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







william h brown

54A High Street, ROYSTON, Hertfordshire, SG8 9AW





William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.