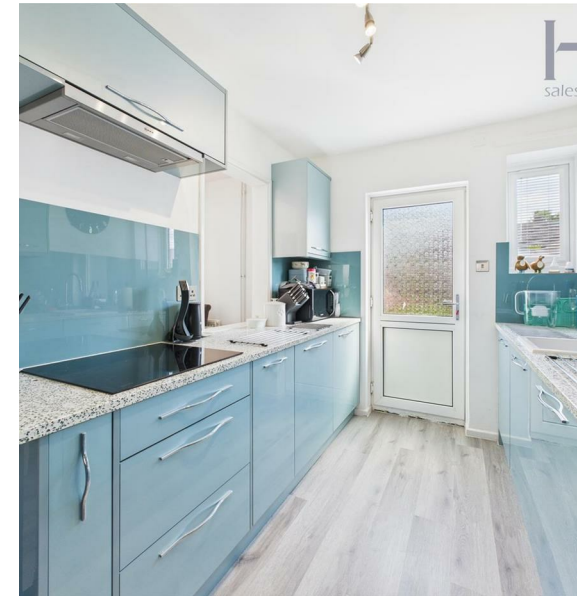


Franks Close, Henlow, Bedfordshire, SG16 6HZ.  
Price Guide £340,000-£350,000





## *Franks Close, Henlow, Bedfordshire, SG16 6HZ.*

### *Council Tax Band: C*

GUIDE PRICE £340,000 - £350,000.

We are delighted to offer for sale this three bedroom mid terraced home with allocated parking, and has been improved by the current vendors with modern décor throughout, a fitted kitchen with built in appliances and a refitted bathroom, along with a good sized low maintenance rear garden. Situated only 5 miles from the market town of Hitchin which has numerous shops and a mainline train station to London Kings Cross and St Pancras. Within walking distance are local shops and a petrol station along with Doctors surgery and 'Derwent' and 'Stondon' Lower Schools. For the more enthusiastic the local golf course is a few minutes away by car or for something more relaxing Champneys Health Spa is a 10 minute drive away. For more information and too arrange your viewing call Homes and Mortgages on 01438 728444.

#### **Entrance Hall**

10'6" x 6'0" (3.21 x 1.85)

Double glazed front door and double glazed window to the front aspect, stairs to first floor landing, understairs storage space, wood effect flooring, radiator and doors to:

#### **Lounge/Diner**

17'7" x 10'3" open to: 16'4" (5.36 x 3.13 open to: 4.98)

L-shape lounge/diner with bi-fold doors leading to garden, double glazed window to front aspect. Wood effect flooring, feature panelling to one wall, two radiators, doors to the entrance hall and a service hatch opening to the kitchen.

#### **Kitchen/Breakfast room**

18'8" x 7'4" (5.69 x 2.25)

A modern fitted kitchen with wall and base units, granite style work surfaces, butler style sink with mixer taps over, complementary splashback. built in electric double oven, electric hob with extractor hood over and integrated dishwasher. Space for an American-style fridge freezer. Glazed windows and doors to front and rear aspect. Wood effect flooring, built in storage cupboard. Combination boiler.

#### **Landing**

5'2" x 2'11" (1.58 x 0.91)

Stairs leading up from the entrance hall, storage cupboard and doors to:

#### **Bedroom One**

12'5" x 10'9" (3.80 x 3.29 )

Double glazed window to the front aspect, radiator and built in storage cupboard.

#### **Bedroom Two**

10'7" x 9'3" (3.23 x 2.83 )

Double glazed window to front aspect, radiator and built in storage cupboard.

#### **Bedroom Three**

9'0" x 7'6" (2.75 x 2.31 )

Double glazed window to rear aspect, radiator and fitted wardrobes.

#### **Bathroom**

5'8" x 5'3" (1.74 x 1.62 )

Double glazed window to rear aspect, full tiled walls, panel enclosed bath with mixer taps and waterfall shower, wash hand basin with mixer taps, heated towel rail and tiled floor.

#### **Separate WC**

4'9" x 2'7" (1.47 x 0.80 )

Separate toilet with full tiled walls, low level WC and double glazed windows to rear aspect.

#### **Rear Garden.**

A good sized rear garden with a large patio area to rear side leading to low maintenance artificial grass, wood built storage shed. Cold water tap.

#### **Allocated parking**

One allocated parking space.

#### **Other information**

Management fee: A management fee of £594pa is charged for the maintenance of the grounds.

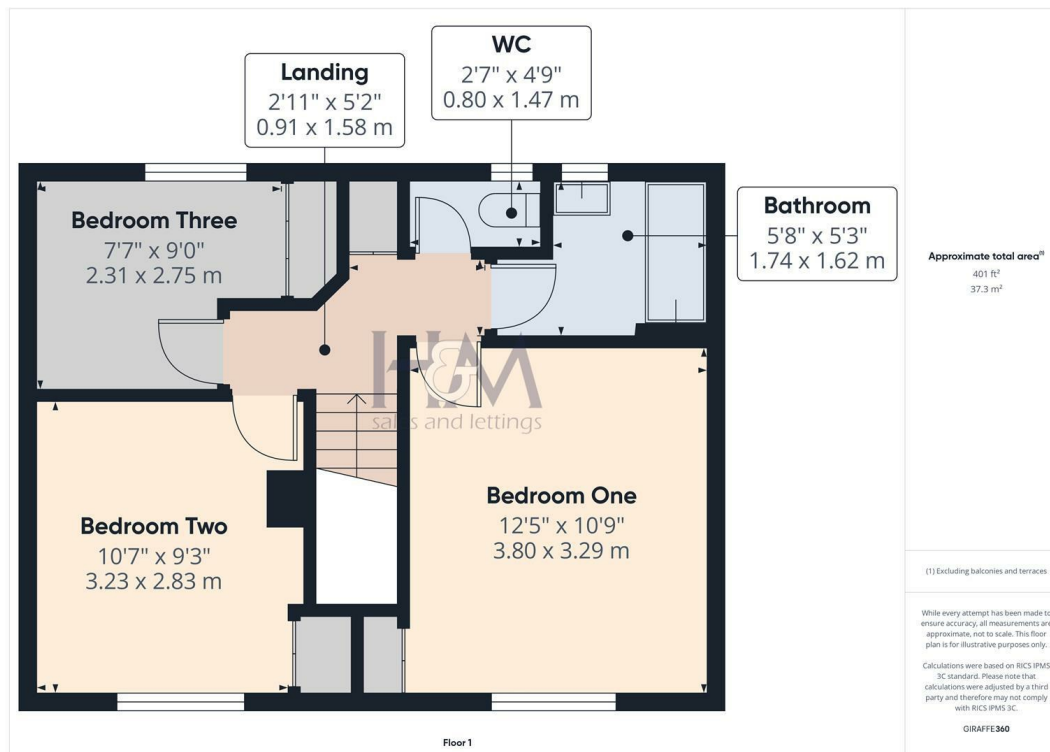






Homes and Mortgages  
86 High Street  
Stevenage  
Hertfordshire  
SG1 3DW  
01438 728444

stevenage@homesandmortgages.co.uk



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	