

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## 3 Sparrow Gardens

Lower Stondon, Henlow, SG16 6GB

Guide Price £465,000



Council Tax: E





Nestled in the charming Sparrow Gardens of Lower Stondon, Henlow, this nearly new detached house is a true gem waiting to be discovered. Built in 2019 by the renowned house builder Bovis Homes, this property boasts a modern Epsom House Design that exudes elegance and style. As you step inside, you are greeted by two inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms and two well-appointed bathrooms, there is ample space for the whole family to unwind and recharge. One of the standout features of this property is its turnkey condition, meaning you can move in hassle-free and start enjoying the comforts of your new home right away. Imagine waking up to the picturesque views of Mount Pleasant Golf Course every morning, offering a sense of tranquillity and serenity. Convenience is key with parking available for two vehicles, ensuring you never have to worry about finding a spot. Whether you are a golf enthusiast or simply appreciate the beauty of nature, this stunning family home offers the best of both worlds.



### Reception Hallway

Good size with stairs to first floor and large walk in cupboard with automatic light.

### Cloakroom

Modern white Two piece suite, window to front.

### Lounge

16'4 x 11'2 (4.98m x 3.40m)

A stunning bright room with bay window to front and opening to the formal dining room.

### Dining Room

9'8 x 7'10 (2.95m x 2.39m)

French doors to rear, door to Kitchen.

### Fitted Kitchen

10'0 x 9'6 (3.05m x 2.90m)

Beautifully fitted modern wall and base units with complimentary worktops with built in appliances. Window to rear, Door to Reception Hallway.

### First Floor Landing

Hatch to loft, Storage cupboard. Doors leading to all rooms.

### Bedroom One

14'9 x 10'8 (4.50m x 3.25m)

Fitted wardrobes to one wall, window to front, space for additional wardrobe space.

### En-Suite Shower Room

Modern fitted white suite comprising a double shower cubicle, wash hand basin, low level w/c, window to front.

### Bedroom Two

11'3 x 9,0 (3.43m x 2.74m,0.00m)

Window to rear, fitted wardrobes to one wall.

### Bedroom Three

9'8 x 6'7 (2.95m x 2.01m)

Window to rear.

### Family Bathroom

A modern white three piece suite comprising a low level w/c, wash hand basin, panelled bath with shower over, wall mounted cupboard with display lighting.

### Outside

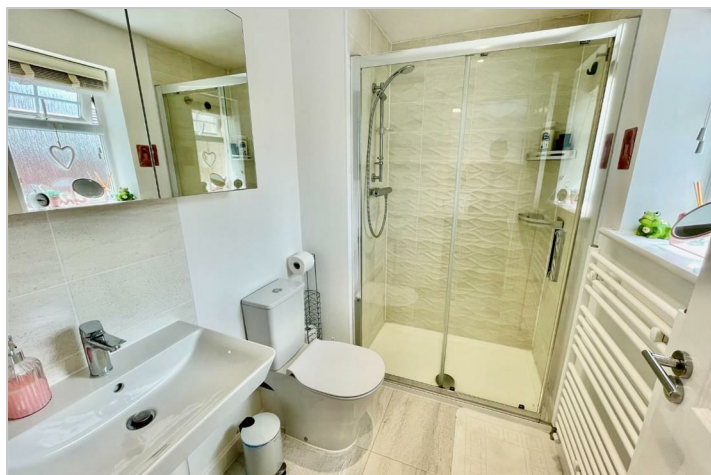
The property is approached via a private driveway to a garage which measures 22'10 x 10'5. Power and light connected with large storage eaves above. Door to the rear garden., which is laid to lawn with patio area, and gated side access to the front.

### Agents Note

Built by Bovis Homes in 2017, the property is throwing distance to the grounds of Mount Pleasant Golf Course, offering stunning countryside walks. The development also boasts communal children's play areas and small greensward area. THERE IS AN ESTATE CHARGE OF £200 PA.

PLEASE NOTE FLOORPLAN IS HANDED







## Road Map



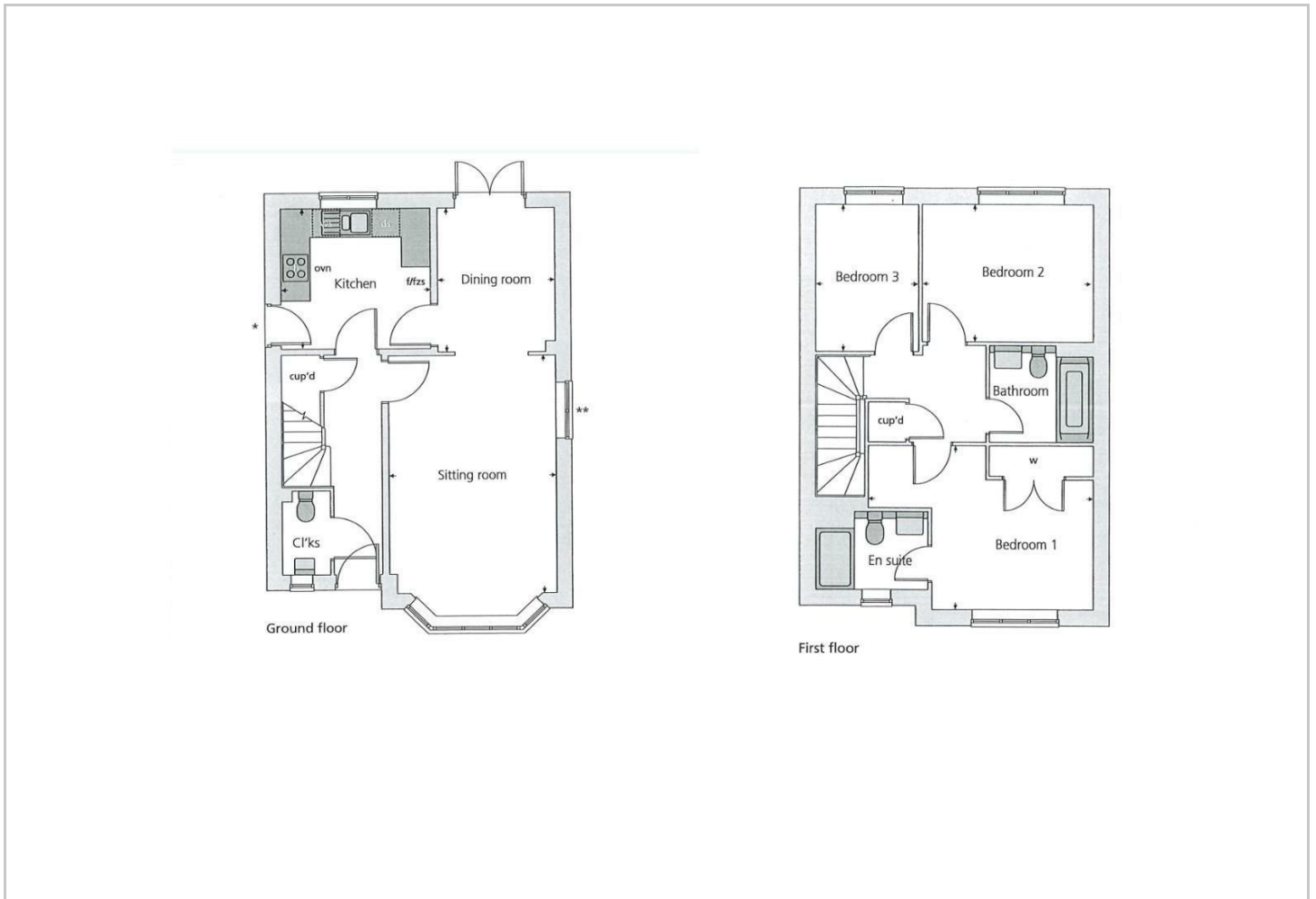
## Hybrid Map



## Terrain Map



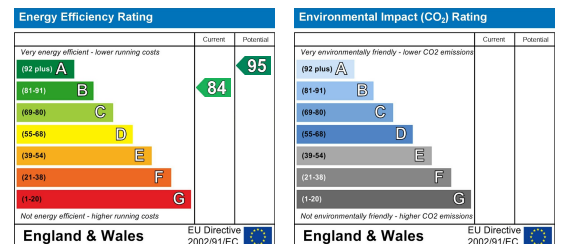
## Floor Plan



## Viewing

Please contact our Hunters Stevenage Office on 01438 313393 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.