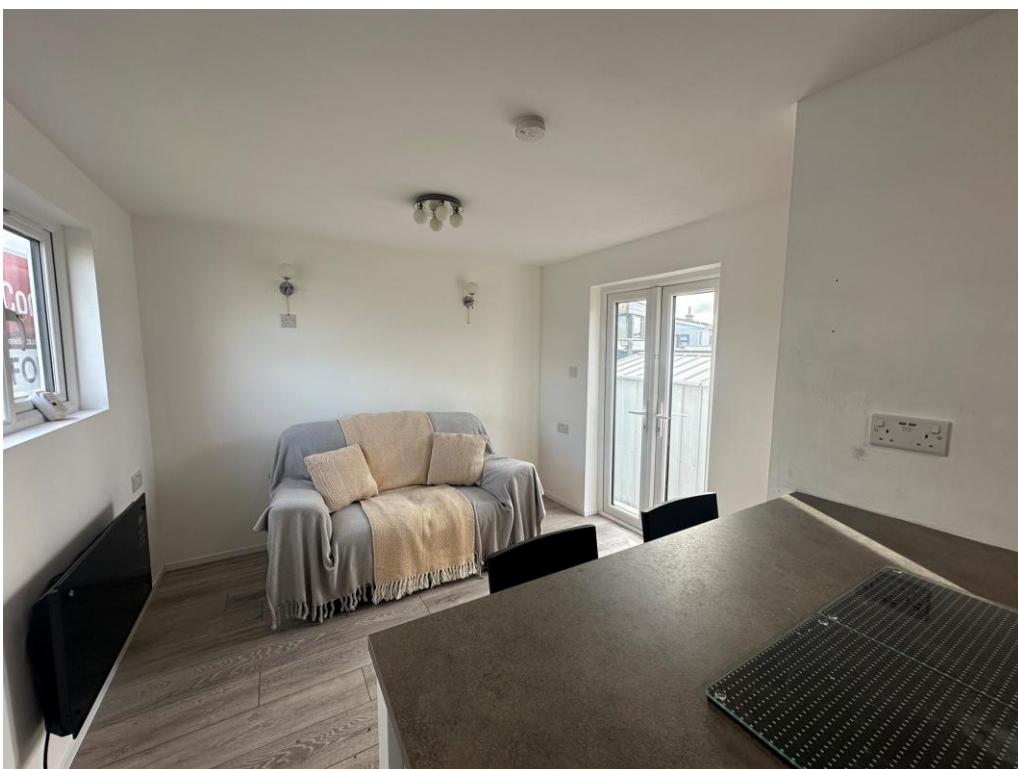




Connells

Three Star Park Bedford Road
Lower Stondon Henlow



Property Description

A fully refurbished and renovated Britannia Park Home (1972) for over 45s situated in this popular location.

Offering beautifully presented accommodation throughout as well as a lovely garden and parking. Internally the property has been remodelled and rewired by the current vendor and now offers excellent open plan living space and an en-suite to the double bedroom.

Entrance Hall

Double glazed door to front. Opens straight into an open plan living space. Laminate wood flooring throughout property.

Kitchen Area

A range of newly fitted wall and base units, work surfaces with splashback, stainless steel sink and drainer with instant hot water tap, freestanding slimline dishwasher, oven with rotisserie feature, microwave, and fridge/freezer. The breakfast bar has an induction hob fitted on the kitchen side and stool space on the lounge side.

Lounge Area

Double glazed window to front and French doors to rear leading to garden. Full height storage cupboard housing washing machine and newly fitted fuse board. Wall-mounted television and wall-hung electric radiator.

Bedroom

Double glazed windows to front and rear aspect, sliding barn door leading to bathroom, laminate wood flooring and wall-hung electric heater.



En Suite

Newly fitted en suite. Double glazed window to rear aspect, wash hand basin with vanity, shower cubicle with electric shower, a rainfall shower head and a handheld shower head, close coupled WC and thermostatic wall-hung radiator.

Outside

There is an area laid to lawn with paving slabs leading to the front door and a path leading to the side of the property. There is a metal shed to the rear of the property. The secluded garden is enclosed by a 6 ft fence to three sides. A Calor Gas Cylinder is still situated in the garden should a gas supply be required.

Parking

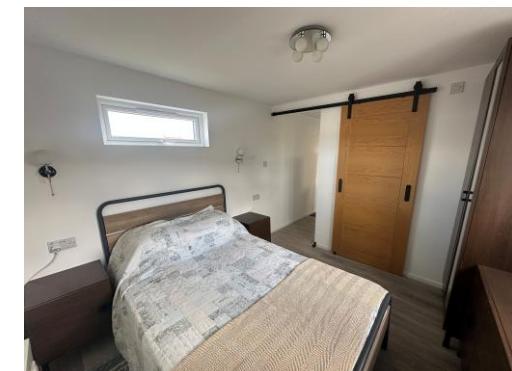
Communal car park with ample parking.

Agent's Note

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend taking advice from a solicitor or another professional - independent from the seller or site owner – when buying a home.). Sites often have requirements specific to the purchase of a property and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home. Guidance can be sought from Park homes - GOV.UK (www.gov.uk)

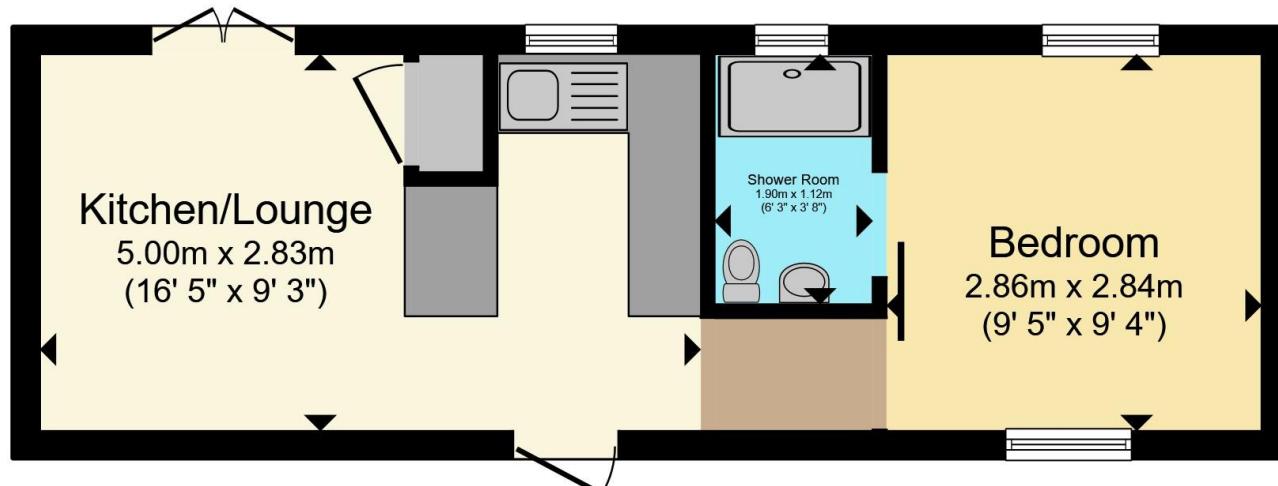
Vendor has advised the Pitch Fee effective from 1st May 2025 is £2080.04 per annum or £178.54 per calendar month.

Vendor has advised the EPC rating could be improved by adding new style storage heaters.









Total floor area 26.4 m² (284 sq.ft.) approx

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.propertybox.io

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To view this property please contact Connells on

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14 High Street
 HITCHIN SG5 1AT

EPC Rating: D Council Tax
 Band: A

Tenure:

view this property online connells.co.uk/Property/HIT308404

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



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.

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Property Ref: HIT308404 - 0011