



Nestled on Avon Road in the charming village of Henlow, this delightful house presents an ideal opportunity for first-time buyers seeking a modern and stylish home. The property boasts two well-proportioned bedrooms and a tastefully designed bathroom, ensuring comfort and convenience.

Situated in a peaceful location, this home benefits from its proximity to local schools, making it an excellent choice for families. Additionally, it is just a short drive away from the vibrant amenities of Henlow village and the bustling town of Hitchin, offering a variety of shops, cafes, and recreational activities.

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Upon entering, you will be greeted by a welcoming reception room that exudes warmth and character, perfect for relaxing or entertaining guests. The heart of the home is undoubtedly the contemporary kitchen and breakfast room, which features sleek finishes and modern appliances, making it a joy to cook and dine in. The overall aesthetic of the property is both inviting and sophisticated, with thoughtful touches throughout.

For those with vehicles, the property includes allocated parking for two cars, adding to the convenience of this lovely home. Whether you are looking to start your journey on the property ladder or seeking a tranquil retreat, this house on Avon Road is a splendid choice that combines modern living with a serene environment. Do not miss the chance to make this charming property your own.

Entrance Lobby

Composite stain glass and double glazed door to the front aspect. Wood laminate flooring. Radiator. Carpeted stairs rising to the first floor accommodation. Door leading to:

Sitting Room

Feature fireplace with inset wood burner, shelving and wood panelling to the recess areas. Double glazed window to the front aspect. Wood laminate flooring. Radiator. Under stairs cupboard. Tv point. Door leading to:



Rear Hall

Providing access to the kitchen and ground floor cloakroom. Double glazed Upvc door leading to the rear garden. Radiator. Wood laminate flooring. Laundry cupboard.

Cloakroom

Fitted to comprise a low level w/c. Wash hand basin set into a vanity unit. Double glazed window to the rear. Wood laminate flooring.

Storage Cupbaord

Storage cupboard perfectly housing washing machine and tumble dryer.

Kitchen / Breakfast Room

Tastefully refitted to comprise a range of base level units with work surfaces over. Large pantry cupboard and a further large cupboard housing the wall mounted boiler with storage under. Integrated

appliances include; a fridge and freezer over, hob induction with an extractor hood over, and a dishwasher. Bifolding doors leading to the rear garden. Feature vertical radiator. Wood laminate flooring. Inset spot lights to the ceiling.



Landing

Providing access to all first floor accommodation with fitted carpet and a large storage cupboard. Hatch to the loft.

Bedroom One

A good sized double bedroom with fitted wardrobes and a large storage cupboard. Double glazed window to the front aspect. Radiator. Fitted carpet.



Bedroom Two

A good sized single bedroom with a double glazed window to the rear aspect. Radiator. Fitted carpet.



Bathroom

Tastefully fitted to comprise a low level w/c. Wash hand basin and a 'P' shaped shower bath with glass shower screen and a shower attachment over. Heated towel rail. Part tiled walls. Double glazed window to the rear aspect.



Parking

Two allocated parking spaces located to the rear of the property.



To the Front

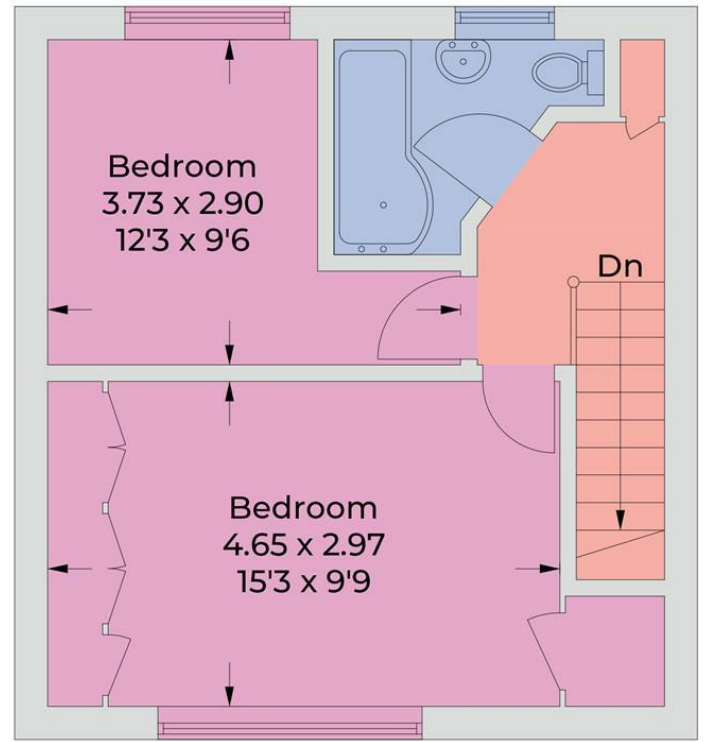
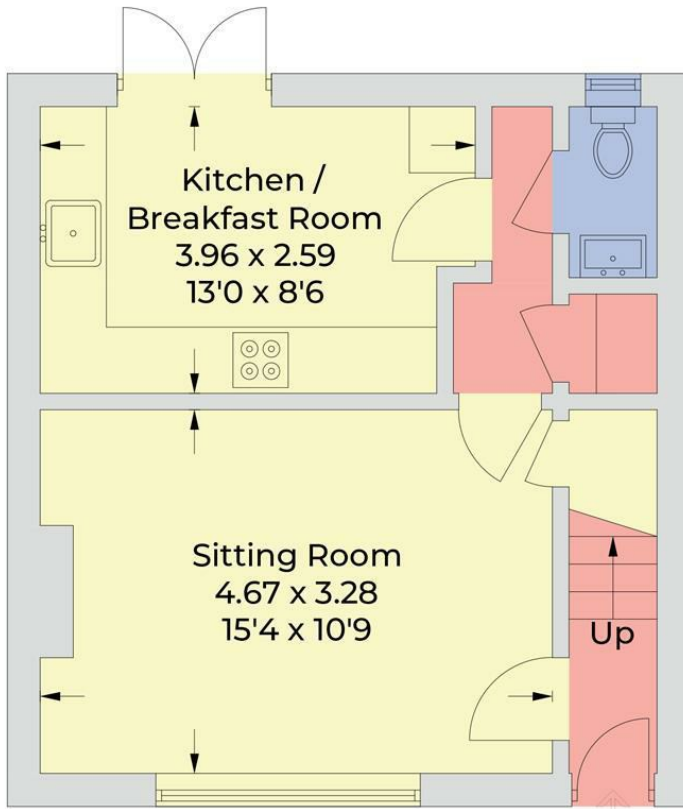
A low maintenance garden with pathway leading to the front door.



Rear Garden

An enclosed garden laid mostly to lawn with mature shrubs, and small bushes. Boundary fencing and gated pedestrian access to the rear. Patio area adjacent to the rear of the property. Garden shed.

Approximate Gross Internal Area
 Ground Floor = 34.2 sq m / 368 sq ft
 First Floor = 33.9 sq m / 365 sq ft
 Total = 68.1 sq m / 733 sq ft



Ground Floor

IN

First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Council Tax Band: B
 EPC Rating: C