





## Property Description

This well presented four bedroom detached family home is situated in the popular village of Henlow and offers spacious, versatile accommodation throughout.

The property has a welcoming entrance hall with a convenient downstairs WC. To the front is a generous lounge which flows through double doors into the dining area, creating an ideal space for everyday living and entertaining. The separate L-shaped kitchen offers ample storage and is complemented by a useful utility area.

An integral garage conversion provides a flexible additional reception room, ideal for use as a study, snug or a playroom depending on individual needs.

On the first floor, the property boasts four well proportioned bedrooms and a family bathroom. The main bedroom further benefits from an en suite shower room.

Externally, the home offers a driveway providing off-road parking for two vehicles and a private south-west facing rear garden, perfect for enjoying afternoon and evening sun.

This is an ideal family home in a sought-after location. Viewing is highly recommended to fully appreciate the space and versatility on offer.

## Ground Floor

### Entrance Hall

Door to front, double glazed window to side aspect, alarm system, wooden flooring and radiator. Stairs leading to first floor with understairs storage.

### Cloakroom

Double glazed window to side aspect, wash hand basin with splashback, WC and radiator.

### Lounge

Double glazed window to front aspect, electric fireplace, TV point, laminate flooring and two radiators. Doors to rear leading to Dining Room.

### Dining Room

Sliding door leading to rear garden, laminate flooring and radiator.

### Garage Conversion

Accessed via the kitchen. Double glazed window to front aspect, fuse box, wooden flooring and radiator.

## Kitchen

L-shaped kitchen. Fully fitted with two double glazed windows and door to rear, a range of wall and base units, work surfaces with tiled splashback, breakfast bar, sink and drainer, integrated appliances including double electric oven, hob with cooker hood over, dishwasher and fridge/freezer.

## Utility Room

Stainless steel sink and drainer, boiler, large built-in cupboard and space for washing machine.

## First Floor

### Landing

Built-in cupboard housing water tank and loft access.

## Bedroom One

Double glazed window to front aspect, built-in double wardrobe, TV and internet points and radiator.

## En Suite

Double glazed window to side aspect, wash hand basin, walk-in shower, WC, partly tiled and extractor fan.

## Bedroom Two

Double glazed window to front aspect, built-in wardrobes with drawers and radiator. Restricted head space.

## Bedroom Three

Double glazed window to rear aspect, built-in wardrobes and radiator.

## Bedroom Four

Double glazed window to front aspect and radiator.

## Bathroom

Double glazed window to rear aspect, wash hand basin, bath with shower over, WC, extractor fan, partly tiled, laminate flooring and radiator.

## Outside

### Front Garden

Paved driveway with space for up to two vehicles. Lawned area with pebbled path.

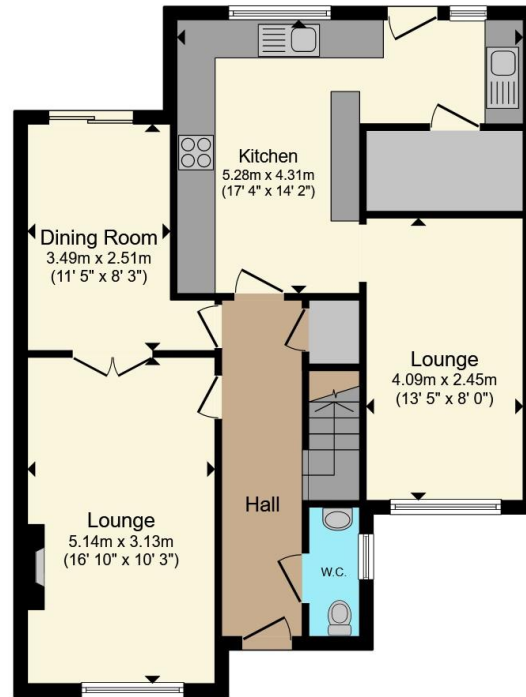
### Rear Garden

South-west facing rear garden mostly laid to lawn with patio area and side access.









**Ground Floor**



**First Floor**

Total floor area 124.1 m<sup>2</sup> (1,336 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01462 437 666**  
**E [hitchin@connells.co.uk](mailto:hitchin@connells.co.uk)**

14 High Street  
 HITCHIN SG5 1AT

EPC Rating: C Council Tax  
 Band: F

Tenure: Freehold

**view this property online [connells.co.uk/Property/HIT308449](http://connells.co.uk/Property/HIT308449)**



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HIT308449 - 0003