



Connells

Signal Close  
Henlow



## Property Description

A very well presented 3 bedroom family home situated in a lovely quiet location in Lower Stondon.

Offering excellent downstairs living space, upstairs are 3 excellent size bedrooms and a smartly fitted family bathroom. Outside is a fantastic rear garden and ample driveway parking.

## Ground Floor

### Entrance Hall

Double glazed door and window to front aspect, radiator and stairs to first floor.

### Cloakroom

Fully tiled with a double glazed window to front aspect, WC, sink and heated towel rail.

### Lounge/Diner

17' 1" x 16' ( 5.21m x 4.88m )

Double glazed window to rear aspect, double glazed French door to rear, wood effect flooring and radiator.

### Kitchen

9' 3" x 7' 9" ( 2.82m x 2.36m )

Double glazed window to front aspect, a fully fitted kitchen comprising wall and base units, work surfaces with matching splashbacks, integral gas hob and electric oven with cooker hood over, integral dishwasher and washing machine.

## First Floor

### Landing

Doors to all first floor accommodation and loft access.

### Bedroom 1

13' 10" x 10' 2" ( 4.22m x 3.10m )

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

### Bedroom 2

10' 11" x 7' 2" ( 3.33m x 2.18m )

Double glazed window to front aspect and radiator.

### Bedroom 3

11' 6" x 8' 5" Max ( 3.51m x 2.57m Max )

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

## Bathroom

Partly tiled, WC, sink with vanity unit, P-shaped bath with shower over and heated towel rail. Extractor fan.

## Outside

### Rear Garden

A lovely rear garden which is mostly laid to lawn with mature trees and shrubs. Side access.

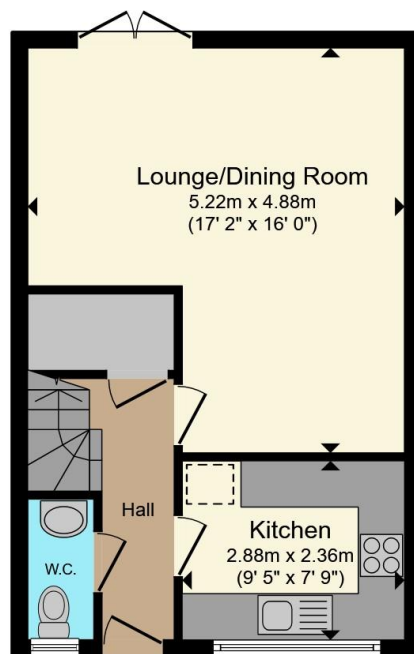
### Parking

Driveway parking for 2 vehicles.

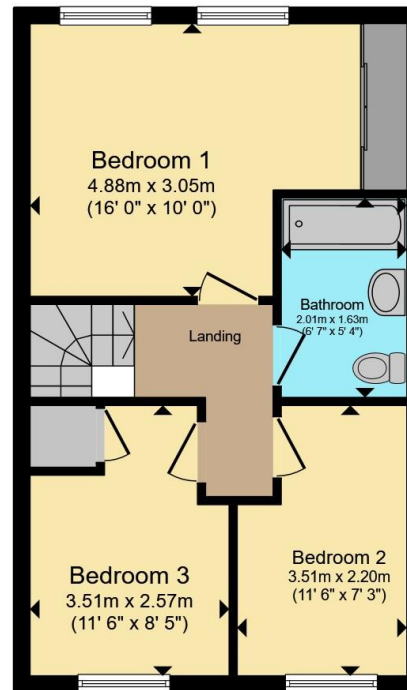








**Ground Floor**



**First Floor**

Total floor area 78.8 m<sup>2</sup> (848 sq.ft.) approx

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

14 High Street  
 HITCHIN SG5 1AT

EPC Rating: Council Tax  
 Awaited Band: E

Tenure: Freehold

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