



# Harrier Mill

Henlow, Bedfordshire. SG16 6BQ

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# Harrier Mill

Price - £465,000

Maintained to a high standard with superb presentation, this Family home offers highly versatile accommodation.

Harrier Mill is a small cul de sac tucked away in the desirable village of Henlow, giving convenient access to excellent local schools, post office and a renowned health farm, in addition to a commuter rail link at Arlesey (Finsbury Park approx. 35 mins)

## Accommodation

This delightful property offers well-proportioned accommodation over three floors with immaculate presentation throughout, featuring an entrance hall with a downstairs WC, cloak cupboard and personal door to the garage, a fitted kitchen with dining area flowing, open-plan, into a superb sitting room with vaulted ceiling and skylights, triple bi-folding doors to the garden and breakfast bar. Underfloor heating can be found throughout the ground floor (excl WC) Further accommodation includes a separate lounge, four bedrooms (three double, one single) with an ensuite and fitted wardrobes to the main bedroom and a family bathroom.

## Outside

The property boasts an enclosed and well-maintained rear garden and at the front is driveway parking to the front for two vehicles, leading to a single garage with an electric roller door.

## MEASUREMENTS

### GROUND FLOOR

**KITCHEN/DINER 15'0 x 11'0 (4.57m x 3.35m)**

**SITTING ROOM 11'10 x 11'6 (3.61m x 3.51m)**

**GARAGE 17'6 x 8'6 (5.33m x 2.59m)**

### FIRST FLOOR

**LOUNGE 15'1 x 14'6 (4.60m x 4.42m)**

**BEDROOM ONE 15'0 x 9'9 (4.57 x 2.97m)**

**Ensuite 8'3 x 4'11 (2.51m x 1.50m)**

### SECOND FLOOR

**BEDROOM TWO 15'1 x 9'9 (4.60m x 2.97m)**

**BEDROOM THREE 12'1 x 8'3 (3.68m x 2.51m)**

**BEDROOM FOUR 8'10 x 6'6 (2.69m x 1.98m)**

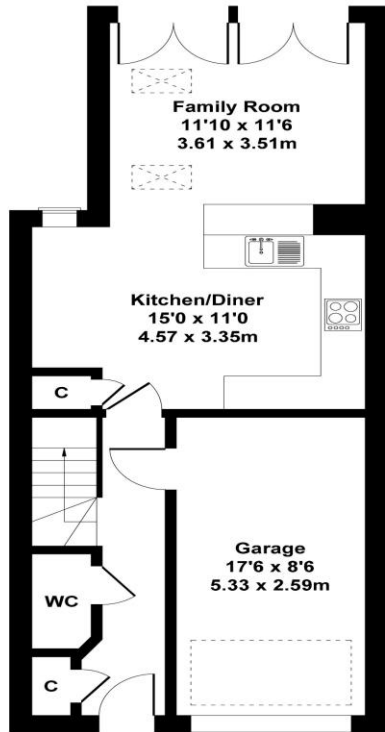
**BATHROOM 8'3 x 7'4 (2.51m x 2.24m)**



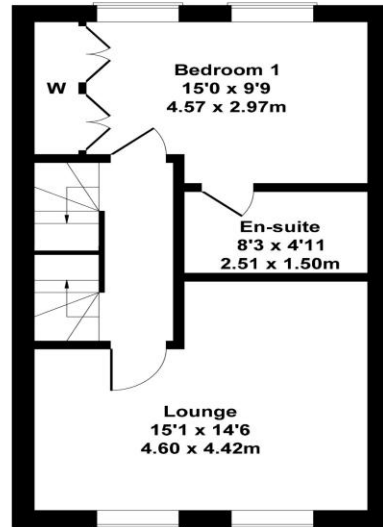
Call Chris MacSweeney to arrange a viewing on 07468 48 88 18

# FLOORPLAN

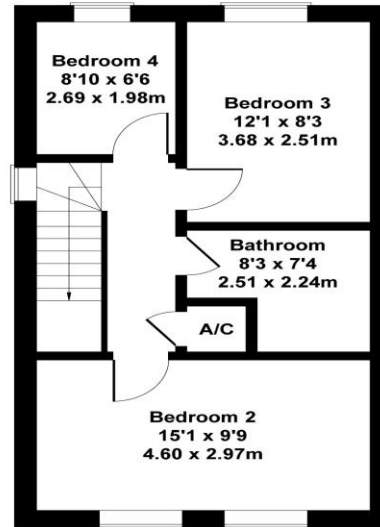
**Harrier Mill**  
Approximate Gross Internal Area  
1469 sq ft - 136 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.