



Connells

Park Farm Close
Henlow



Property Description

Located within the sought after village of Henlow, this attractive two bedroom cluster home is offered as an 80% shared ownership purchase, presenting an excellent opportunity for first-time buyers to step onto the property ladder.

The ground floor features a separate fitted kitchen and a spacious lounge, leading through to a bright conservatory overlooking the west-facing rear garden. The first floor accommodation offers two bedrooms and a family bathroom.

This property also benefits from an allocated parking space.

This lovely home is situated in the perfect location for commuters, with Arlesey station just a 10/15 min walk.

Ground Floor

Lounge

Double glazed window to side aspect, single glazed door leading to Conservatory, built-in understairs cupboard and radiator.

Kitchen

Fully fitted double glazed window to side aspect, a range of wall and base units, work surfaces with splashback, one and a half bowl stainless steel sink and drainer, electric oven, hob, extractor fan, space for washing machine and fridge/freezer, and tiled flooring.

Conservatory

Double glazed doors to rear and laminate flooring.

First Floor

Bedroom One

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

Bedroom Two

Double glazed window to rear aspect and radiator.

Bathroom

Double glazed window to side aspect, wash hand basin, bath with shower over, WC, storage cupboard, extractor fan, laminate flooring and heated towel rail.

Outside

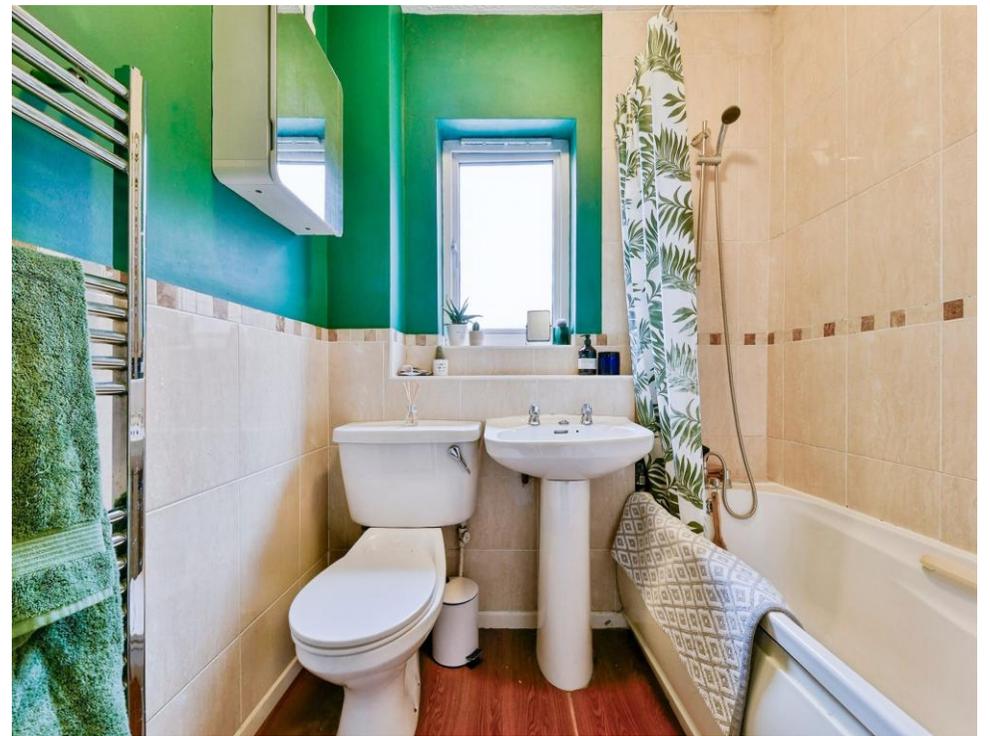
Rear Garden

West facing rear garden mostly laid to lawn with patio area and side access. Both sheds have power, the larger has its own fuse box.

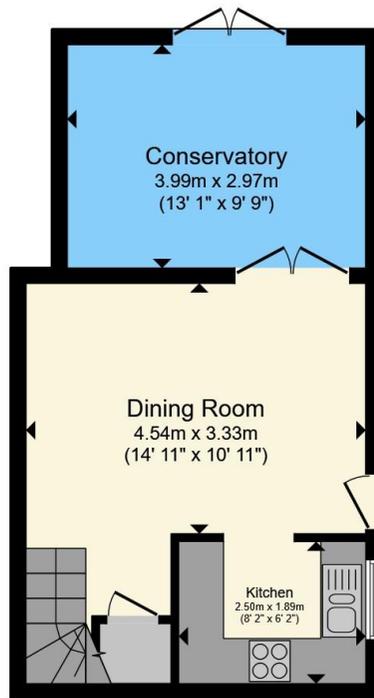
Parking

One allocated space.

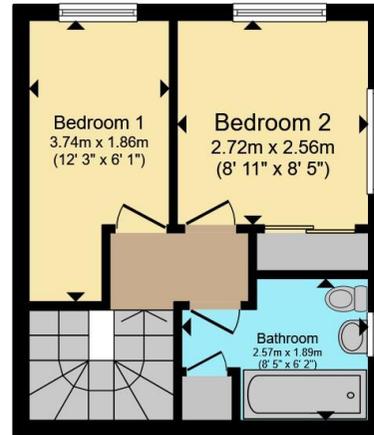








Ground Floor



First Floor

Total floor area 60.9 m² (656 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



To view this property please contact Connells on

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14 High Street
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EPC Rating:
 Awaited

Council Tax
 Band: B

Service Charge: 120.60 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HIT308471

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Jun 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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.

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