



**13 Groveside**  
Henlow, SG16 6AW  
**£350,000**



## 13 Groveside

, Henlow, SG16 6AW

Located in Henlow is this two double bedroom, end of terrace property with a garage and off road parking.

Step inside an entrance hall and through to a bright, welcoming lounge. At the heart of the room sits a charming fireplace with a log burner, perfect for cosying up when the evenings turn cool. A large box bay window floods the space with natural light and would make the ideal spot for a Christmas tree during the festive season.

Continuing through to the kitchen and dining room, you'll find plenty of space to entertain family and friends. The kitchen features elegant blue cabinetry and solid oak worktops, creating a timeless yet contemporary feel. A Belfast sink offers delightful views out to the garden, while appliances include an integrated dishwasher and fridge. There is also a large storage cupboard with space and plumbing for a washing machine and dryer, and off the kitchen is a convenient W/C.

Upstairs, there are two double bedrooms, with bedroom two benefiting from a built-in storage cupboard. The three-piece bathroom includes a bath with shower over and a vanity sink with storage, ideal for keeping cosmetics neatly tucked away.

The garden is a true showstopper, extending to approximately 100ft in length. There is a patio area for outdoor furniture, a generous lawn, pond, and mature shrub borders. A gate leads through to a decked entertaining area,



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complete with a bar, the perfect spot for hosting during the warmer months. Towards the rear, raised beds provide space for growing your own produce, and there are sheds for storing gardening equipment. Side access leads to the front of the property, where you'll find a garage offering additional secure storage.

Henlow is a small village surrounded by countryside. The village has a few shops, pubs and good links to nearby towns Biggleswade and Hitchin. For those needing to commute Arlesley train station is a short drive away.

### Planning Permission



## Floor Plan



Total area: approx. 63.9 sq. metres (688.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or representation. The floor plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

## Viewing

Please contact us on 01438 584400 if you wish to arrange a viewing appointment for this property or require further information.

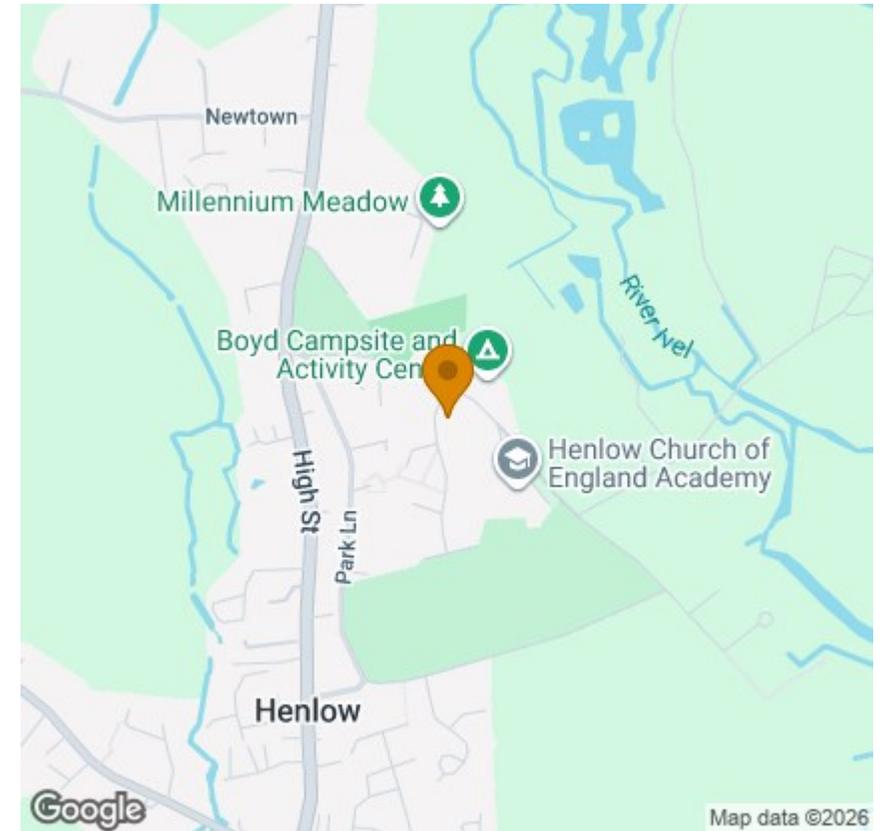
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## Area Map



## Energy Efficiency Graph

