

FREEHOLD



House - Semi-Detached (EPC Rating: B)

2 WREN CLOSE, LOWER STONDON, HENLOW, BEDFORDSHIRE, SG16 6GD

Price Guide

£387,500



First Step



3



2



1



B

3 Bedroom House - Semi-Detached located in Henlow

CHAIN FREE... Driveway PARKING FOR 2 CARS... Large SOUTH WEST facing garden... EN-SUITE... Kitchen with INTEGRATED APPLIANCES... Cloakroom... Open plan living with French doors to garden... Peaceful location...

INTERNAL

Ground Floor

Entrance Hallway

Door to front aspect. Ceramic tiled flooring. Staircase to first floor. Doors leading to:

Cloakroom

Window to front aspect. White suite comprising: push button wc, pedestal wash hand basin with tiled splash back. Continuation of ceramic tiled flooring.

Lounge/Diner

16'7" x 15'5"

French doors to rear aspect. Full height under stairs storage cupboard housing the consumer unit. Laminate flooring. Opening to:

Kitchen

9'3" x 8'1"

Window to front aspect. A range of white wall and base units with wooden work surface and up stand. Integrated fridge/freezer, dishwasher and washing machine, single oven, 4 ring gas hob and extractor hood. Boiler concealed in matching wall unit, one and a half bowl sink, ceramic tiled flooring.

First Floor

Landing

Loft hatch - partially boarded. Carpet. Doors leading to:

Bedroom 1

12'8" x 10'2"

Window to front aspect. 2-door fitted wardrobe fitted with shelf and rail. Carpet. Door leading to:

En-Suite

Window to front aspect. White suite comprising: push button wc, pedestal wash hand basin with tiled splash back, fully tiled large shower cubicle with glass door. Wall mounted storage cabinet, shaver point. Ceramic tiled flooring.

Bedroom 2

10'4" x 8'9"

Window to rear aspect. 3-door mirrored wardrobe fitted with shelves, rail, trouser hanging and drawers. Carpet.

Bedroom 3

10'1" x 6'4"

Window to rear aspect. Carpet.

Bathroom

Window to side aspect. White suite comprising: half tiled panelled bath with wall mounted concealed taps and hand held shower, push button wc, pedestal wash hand basin. Heated towel rail, shaver point, ceramic tiled flooring.

EXTERNAL

Front Garden

Small garden area with established shrubs, paved pathway to front door. Storm porch, external light. Side gated access from driveway to rear garden.

Rear Garden

South West facing garden with fence perimeter. Decking area leading to lawn with established shrubs and plants. Paving to wooden garden shed. External light, tap, side gated access to driveway.

Parking

Tandem parking for 2 cars at the side of property. Gated access to rear garden.

ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Rating B

Council Tax: Band C

Service Charge: £222 per year

Mains Utilities

Traditional brick and block construction

Local Area

Situated within the parish of Henlow, Lower Stondon is a sought-after village offering an ideal balance of peaceful village living and excellent connectivity.

The village is conveniently positioned for access to Hitchin, a vibrant and historic market town renowned for its independent shops, cafés, restaurants and highly regarded schools, as well as nearby Hertfordshire



villages including Pirton and Ickleford, both known for their picturesque countryside surroundings and strong community feel.

For commuters, Arlesey mainline station is within easy reach, providing direct rail links to London Kings Cross and St Pancras, whilst Hitchin station also offers fast and convenient services into London. It is also centrally located to all major link roads to the A1 and M1 into London and Cambridge as well as Bedford and Milton Keynes.

Everyday amenities are close at hand, with local shops, post office, barbers and a welcoming village pub all within walking distance. With its peaceful setting, strong sense of community and excellent links to surrounding towns and villages, Lower Stondon is an ideal location for families and professionals alike.

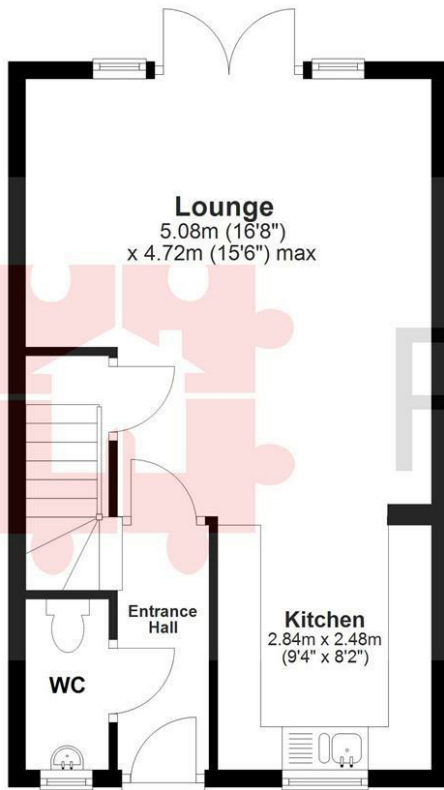
Agents Note

The apparatus, equipment, fittings and services for this property have not been tested by First Step, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.

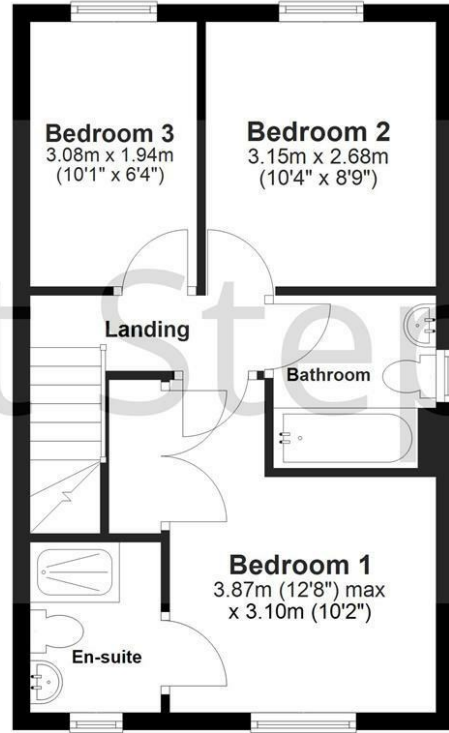
These details are to be used as a guide only and their accuracy is therefore not guaranteed.



Ground Floor
Approx. 37.9 sq. metres (407.5 sq. feet)



First Floor
Approx. 37.9 sq. metres (407.5 sq. feet)



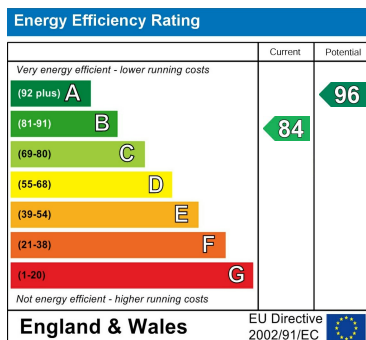
Total area: approx. 75.7 sq. metres (815.0 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warrant or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.

Council Tax Band

C

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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