



Station Road

Lower Stondon, Beds. SG16 6JH

CHRIS MACSWEENEY



www.chrismacsweeney.exp.uk.com



Station Road

Price - £435,000

A Beautiful House. A semi-detached family home with character and comfort, presented immaculately throughout.

With a high level of presentation from top to bottom and a rear garden to match, this is a home that ticks all the boxes.

Located conveniently for the local doctors, shops and schools, Hitchin Town and Arlesey mainline station (Kings Cross 35mins) are only a short drive away.

Recent enhancements include a replacement main roof and flat roof and a downstairs WC.

MEASUREMENTS

LOUNGE – 23'2 x 11'7 (7.06m x 3.53m)

KITCHEN/DINER 17'4 x 9'10 plus 8'5 x 6'10 (5.28m x 3.00m plus 2.57m x 2.08m) **OVERALL KITCHEN LENGTH** 18'3 (5.56m)

CONSERVATORY 14'6 x 8'9 (4.42m x 2.67m)

BEDROOM ONE 12'4 x 11'6 (3.76m x 3.51m)

BEDROOM TWO 11'7 (into wardrobes) by 10'10 (3.30m x 3.53m)

BEDROOM THREE 7'9 x 6'0 (2.36m x 1.83m)

BATHROOM 6'10 x 5'10 (2.08m x 1.78m)

GARDEN 110'0 (33.53m)

GARAGE 31'0 (9.45m)

POTTING SHED 10'0 x 7'6 (3.05m x 2.29m)

Ground Floor Accommodation

The entrance hall provides stairs to the first floor with a cupboard and WC under plus access to the lounge via the kitchen/diner. The lounge offers significant space with the benefit of a log burner and gives direct views to the rear garden. The kitchen is well fitted offering generous cupboard storage and opens to a good sized dining area. From here there are doors to a lovely double glazed sunroom/conservatory that offers a quiet and private space.

First Floor Accommodation

The landing gives access to the loft (via a hatch), bathroom and all three bedrooms, all of which are presented to an excellent standard.

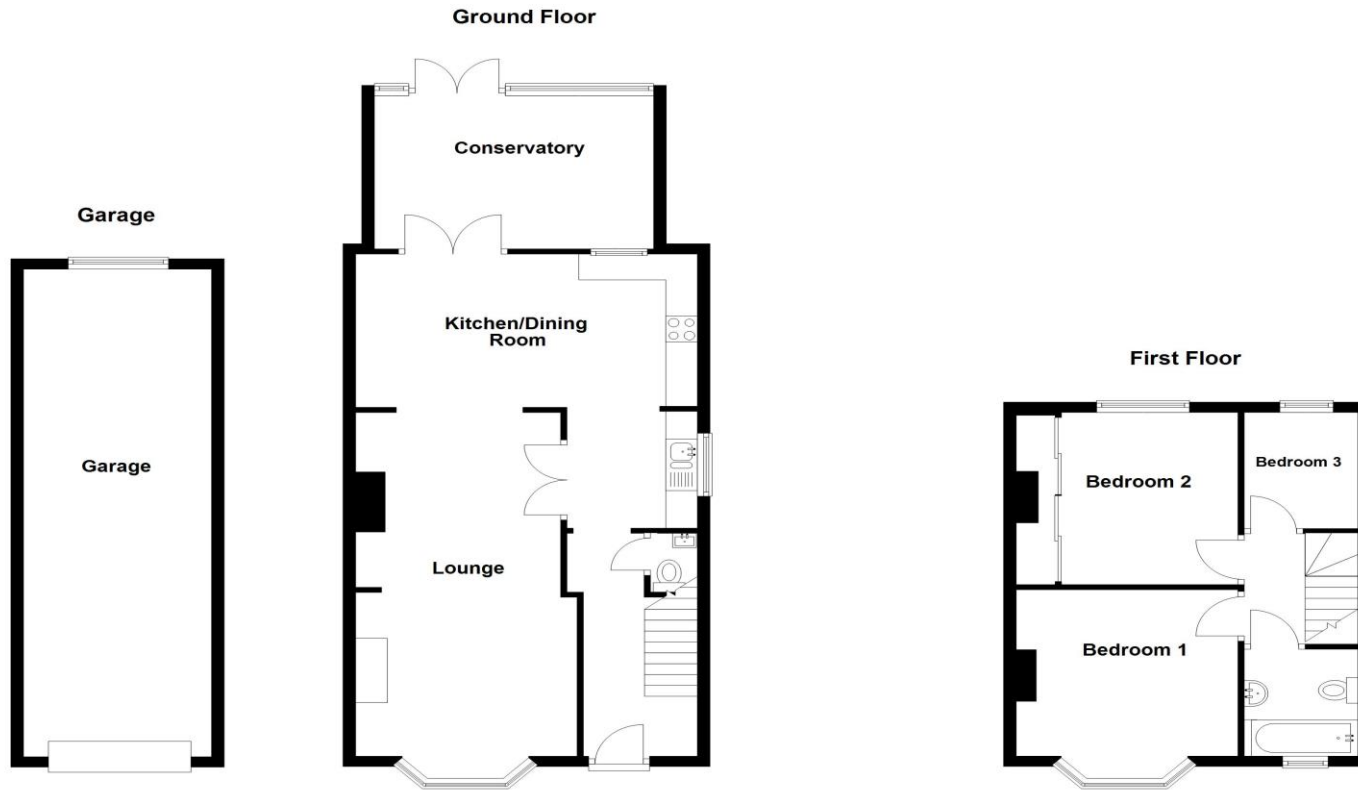
Outside

The well-tended 110ft rear garden is a terrific space and is complimented by a block paved patio with further patio areas, a garden shed and brick-built potting shed. The garden faces south and is not overlooked. A gate to the side gives further access to a block paved driveway for several cars and a 31ft double length, single garage with work bench at the rear.



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

FLOORPLAN



Total area: approx. 101.9 sq. metres (1097.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 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.