



**3 Birch Grove, Lower Stondon,  
Bedfordshire, SG16 6EH  
£389,995**

  
Residential Sales & Lettings

01462 732121

[stephenssales@btconnect.com](mailto:stephenssales@btconnect.com)

A well-presented FOUR DOUBLE BEDROOM linked semi detached home offered with NO UPWARD CHAIN! The property comprises; entrance hall, cloakroom, lounge, kitchen/dining room, conservatory, two en-suites, family bathroom, enclosed rear garden and a single garage.

Viewing is highly recommended.

### The property in further detail comprises.

Double glazed front door to.

#### ENTRANCE HALL

Stairs to first floor, radiator.

#### CLOAKROOM

Fitted with a low-level WC, wash hand basin with cupboard under, heated towel rail, fully tiled walls, double glazed window to side aspect.



#### LOUNGE 16'3 x 11'7 (4.95m x 3.53m)

Double glazed window and French doors to rear aspect, two radiators.



#### KITCHEN/DINING ROOM 14'1 x 9'5 (4.29m x 2.87m)

Fitted with a range of eye and base level cupboard and drawer units, roll edged work surfaces, stainless steel 1½ bowl stainless steel sink with drainer, built-in oven with five ring gas hob and extractor hood over, plumbing for washing machine, space for fridge/freezer, wall mounted boiler, ceramic tiled flooring, tiled splash backs, double glazed bay window with fitted blinds to front aspect.



#### CONSERVATORY 12'10 x 11'3 (3.91m x 3.43m)

Double glazed with fitted blinds, double glazed French doors to rear.

### FIRST FLOOR ACCOMMODATION

#### LANDING

Stairs to second floor, radiator, airing cupboard.



#### BEDROOM TWO 11'2 x 9'5 (3.40m x 2.87m)

Double glazed window to rear aspect, fitted wardrobes, radiator.

#### En-Suite

Fitted with a suite comprising of a shower cubicle, wash hand basin with cupboard under, low level WC, heated towel rail, fully tiled walls, double glazed window to rear aspect.



**BEDROOM THREE 10'5 x 9'5 (3.18m x 2.87m)**

Double glazed window to front aspect, fitted wardrobes, radiator

**BEDROOM FOUR 12'4 x 7'11 (3.76m x 2.41m)**

Double glazed windows to front and rear aspects, loft access with ladder (the vendor advises us the loft is boarded), radiator.



**FAMILY BATHROOM**

Refitted with a suite comprising of a panelled bath with shower attachment, wash hand basin with cupboard under, low level WC, heated towel rail, fully tiled walls, extractor fan, double glazed window to front aspect.

**SECOND FLOOR ACCOMMODATION**

**LANDING**

Radiator.



**BEDROOM ONE 14'4 x 12'8 (4.37m x 3.86m)**

Double glazed window to front aspect, fitted wardrobes with access to separate storage area in eaves, ceiling fan, loft access.

**En-suite:**

Fitted with a suite comprising of a shower cubicle, wash hand basin with cupboard under, low level WC, heated towel rail, fully tiled, extractor fan, double glazed window to rear aspect.

**OUTSIDE**



**REAR GARDEN**

Laid mainly to lawn with fenced surrounds, paved patio area, garden shed, personal door to garage.

**GARAGE**

Single with up and over door, personal door to garden, power and light.

## CURRENT COUNCIL TAX

Band E – Central Bedfordshire Council – 2019/20

- £2,272.61

### AGENTS NOTE

We have not tested the apparatus, equipment, fittings or services for this property. Interested parties should therefore satisfy themselves as to the condition of any such item considered material to the purchase. All measurements have been taken using a laser tape measure and therefore may be subject to a small margin of error.

These details are a guide only and their accuracy is not guaranteed.

These are draft details yet to be approved by the vendors.

### Energy Performance Certificate

Energy Performance Certificate		HM Government					
3, Birch Grove, Lower Stondon, HENLOW, SG16 6EH							
Dwelling type:	Semi-detached house	Reference number:	0634-2835-7864-9125-0905				
Date of assessment:	25 June 2015	Type of assessment:	RdSAP, existing dwelling				
Date of certificate:	26 June 2015	Total floor area:	114 m <sup>2</sup>				
Use this document to:							
<ul style="list-style-type: none"> <li>Compare current ratings of properties to see which properties are more energy efficient</li> <li>Find out how you can save energy and money by installing improvement measures</li> </ul>							
Estimated energy costs of dwelling for 3 years:			£ 2,010				
Over 3 years you could save			£ 144				
Estimated energy costs of this home							
	Current costs	Potential costs	Potential future savings				
Lighting	£ 222 over 3 years	£ 222 over 3 years					
Heating	£ 1,401 over 3 years	£ 1,410 over 3 years					
Hot Water	£ 387 over 3 years	£ 234 over 3 years					
<b>Totals</b>	<b>£ 2,010</b>	<b>£ 1,866</b>					
<p>These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.</p>							
Energy Efficiency Rating							
<p>Very energy efficient - lower running costs</p> <p>Net energy efficient - higher running costs</p>	<table border="1"> <thead> <tr> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>77</td> <td>87</td> </tr> </tbody> </table>	Current	Potential	77	87	<p>The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>	
Current	Potential						
77	87						
Top actions you can take to save money and make your home more efficient							
Recommended measures	Indicative cost	Typical savings over 3 years					
1 Solar water heating	£4,000 - £6,000	£ 144					
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 819					
<p>To receive advice on what measures you can take to reduce your energy bills, visit <a href="http://www.simpleenergyadvice.org.uk">www.simpleenergyadvice.org.uk</a> or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.</p>							

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\*\*\* Larger print available on request \*\*\*



(Lounge)



(Breakfast area)



(En-suite to bedroom one)

T: 01462 732121

F: 01462 834033

E: stephenssales@btconnect.com

E: stephensrental@btconnect.com

stephensstateagents.com

rightmove.co.uk

onthemarket.com

57 High Street Stotfold

Hitchin Herts SG5 4LD



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Registered Office: 57 High Street, Stotfold, Hitchin, Herts, SG5 4LD.  
Registered in England. Company Reg no: 4181268

