

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



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.



<u>KITCHEN/DINING ROOM 14'1 x 9'5 (4.29m x 2.87m)</u>

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.

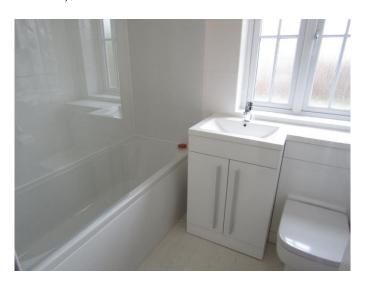


BEDROOM THREE 10'5 x 9'5 (3.18m x 2.87m)

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

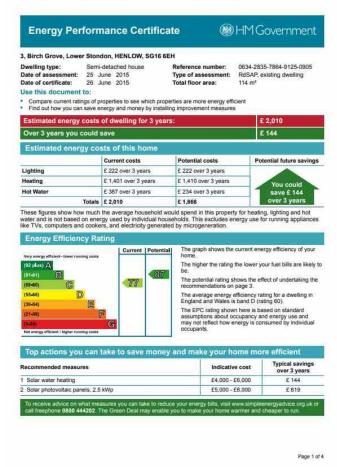
AGENTS NOTE

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



*** Larger print available on request ***



(Lounge)



(Breakfast area)



(En-suite to bedroom one)

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