



176, Hitchin Road

Henlow,
Bedfordshire, SG16 6BA
£225,000

country
properties

This two-bedroom mid-terrace home presents an excellent opportunity for buyers looking to put their own stamp on a property. The accommodation comprises a living room, a kitchen, two bedrooms and a family bathroom.

Externally, the property benefits from two allocated parking spaces, a valuable feature for a terraced home.

- Two allocated parking spaces
- Make your mark on this 2 bedroom home
- CHAIN FREE
- Built in wardrobes to bedroom one
- Countryside views
- Excellent commuter access into London via Arlesey mainline station (St Pancras in 38 mins)

INTERNAL

Living Room

12' 3" max x 11' 3" to bay (3.73m max x 3.44m to bay) Entrance door onto Living room. Bay window to front aspect. Radiator. Door to internal hallway.

Internal Hallway

Stairs rising to first floor with understairs storage cupboard. Doors to Kitchen and Bathroom.

Bathroom

Bathroom suite comprising pedestal wash hand basin, low level WC and bath tub with shower over and shower screen to side. Wall mounted bathroom cabinet. Vinyl flooring. Part tiled walls. Radiator.



Kitchen

12' 2" x 8' 0" (3.72m x 2.43m) A range of wall and base units with worksurfaces over. Inset one and half bowl sink and drainer unit with mixer tap over. Tiled splashbacks. Wall mounted boiler. Space for appliances. Tiled effect vinyl flooring. Window to rear aspect and patio door onto courtyard garden.

FIRST FLOOR

Landing

Loft hatch. Doors to bedrooms.

Bedroom One

12' 8" x 8' 11" (3.86m x 2.72m) Window to rear aspect. Built in storage and overbed storage cupboard. Radiator.

Bedroom Two

12' 3" x 6' 1" (3.73m x 1.85m) Window to front aspect. Built in wardrobes and overbed storage cupboards. Radiator.

OUTSIDE

Front Garden

Paved front garden with flower bed and path to front door.

Rear Garden

Paved courtyard rear garden. External water tap. Garden shed. Hedge borders to side.

Parking

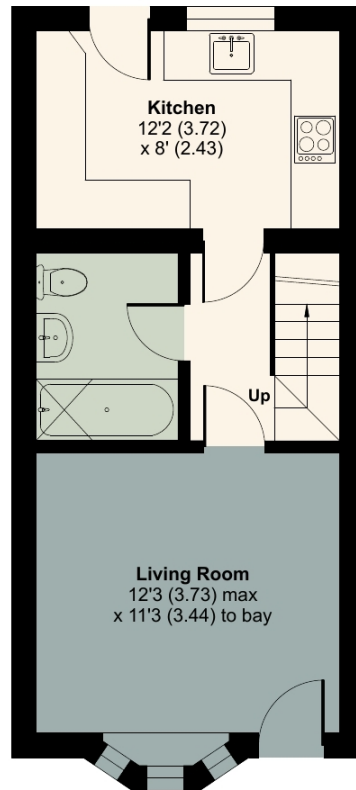
Two off road parking spaces to rear of the property.



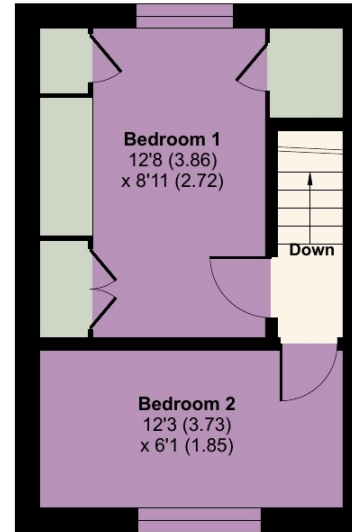


Approximate Area = 586 sq ft / 54.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential	
Very energy efficient - lower running costs				
(92+)	A		90	
(81-91)	B			
(69-80)	C		62	
(55-68)	D			
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales		EU Directive 2002/91/EC		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2026. Produced for Country Properties. REF: 1442712



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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