



11, Midland Way

Henlow,
Bedfordshire, SG16 6FH
Guide Price £425,000

country
properties

**** OFFERED WITH NO UPWARD CHAIN**** This spacious 3 bedroom detached home with garage and parking is situated in a popular family friendly location with nearby countryside walks and only a short commute to the historic market town of Hitchin with train links into London.

- Corner plot with a walled rear garden
- UPVc double glazed conservatory with patio doors opening onto the rear garden
- Master bedroom with en-suite shower room
- Living room with feature fireplace
- Ground floor cloakroom and useful utility room
- Short drive to the bustling town of Hitchin with many shops, bars and restaurants



GROUND FLOOR

Entrance Porch

Doors into cloakroom and entrance hall.

Cloakroom

Suite comprising low level wc and wash hand basin. Extractor. Obscure double glazed window to front.

Entrance Hall

Stairs rising to first floor accommodation with under stairs storage cupboard. Wood effect flooring. Radiator. Doors into living room, dining room, kitchen and utility room.

Living Room

18' 6" x 10' 7" (5.64m x 3.23m) Double glazed window to front. Feature fireplace with wood surround and marble hearth. Radiator. Wood effect flooring. Sliding patio doors opening into:

Conservatory

11' 8" (max) x 10' 8" (max) (3.56m x 3.25m) Double glazed construction on brick base with french doors opening onto the patio area. Tiled flooring. Power points.

Study/Dining Room

9' 8" x 8' 10" (2.95m x 2.69m) Double glazed window to front. Wood effect flooring. Radiator.

Kitchen

8' 10" x 8' 4" (2.69m x 2.54m) A range of wall and base units with complementary worksurfaces and tiled splashbacks. Inset one & half bowl stainless steel sink with drainer and swan neck mixer tap over. Wall mounted gas boiler enclosed in cupboard. Fitted electric oven with gas hob and concealed extractor over. Tiled flooring. Integrated dishwasher and integrated fridge. Double glazed window to rear.



Utility Room

6' 0" x 4' 8" (1.83m x 1.42m) Base cupboard with worksurface over and tiled splashbacks. Inset stainless steel sink with drainer. Plumbing and space for washing machine. Tiled flooring. Double glazed door opening to rear garden.

FIRST FLOOR

Landing

Access to partially boarded loft space with ladder. Double glazed window to rear. Radiator. Airing cupboard housing hot water cylinder. Doors into all bedrooms and family bathroom.

Bedroom 1

11' 1" x 10' 10" (3.38m x 3.30m) Double glazed window to rear. Radiator. Built-in double wardrobe. Door into:

En- Suite Shower Room

Three piece suite comprising shower cubicle, low level wc and pedestal wash hand basin. Tiled walls. Extractor. Shaver point. Obscure double glazed window to front.



Bedroom 2

11' 4" x 9' 3" (3.45m x 2.82m) Double glazed window to front. Built-in double wardrobe. Radiator.

Bedroom 3

9' 0" x 7' 3" (2.74m x 2.21m) Double glazed window to front. Radiator. Storage cupboard.

Family Bathroom

Three piece suite comprising panel enclosed bath with mixer/shower attachment, low level wc and pedestal wash hand basin. Tiled walls. Extractor fan. Obscure double glazed window to rear.

OUTSIDE

Front Garden

Central pathway to front door with lawn and shrub areas. External light. Driveway providing off road parking for one car and access to garage.

Rear Garden

Laid to lawn with paved patio area and mature shrubs/trees. Enclosed with brick wall and wood panel fencing with gated access to side.

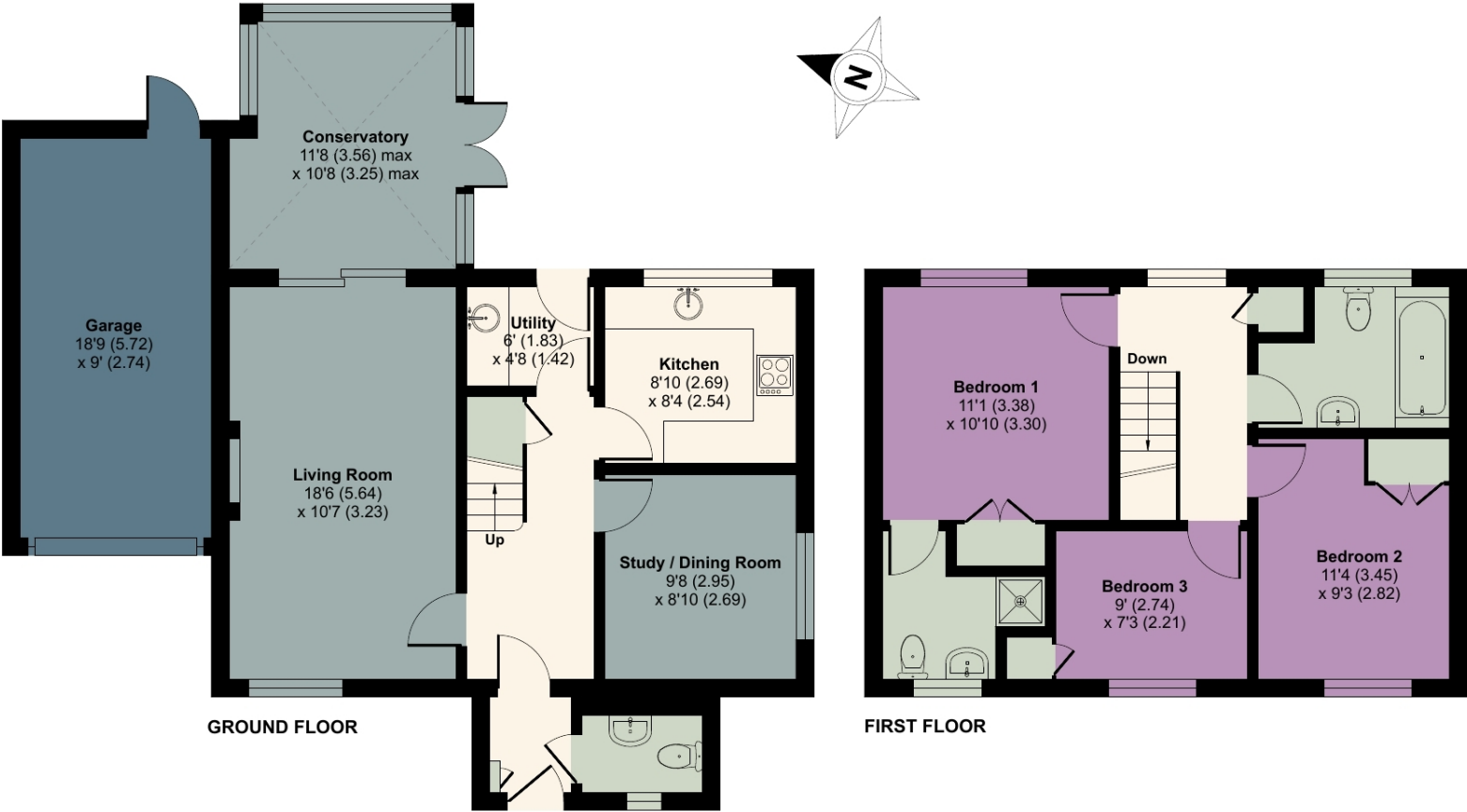
Garage

Up & over door with power/light connected. Personal door to rear garden.

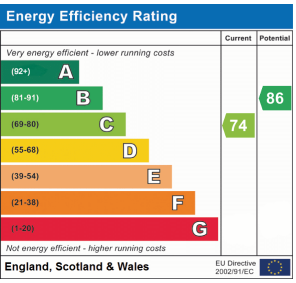




Approximate Area = 1166 sq ft / 108.3 sq m
Garage = 170 sq ft / 15.7 sq m
Total = 1336 sq ft / 124.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Country Properties. REF: 1087206



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Viewing by appointment only

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