



Clifton Road

Henlow,
Bedfordshire, SG16 6BL
£285,000

country
properties

Situated in the desirable village of Henlow, this three-bedroom semi-detached 'Clarion Cottage' offers the perfect opportunity to make your mark on a home. With picturesque views and countryside walks right on your doorstep. The property benefits from a living room, a kitchen/diner, a downstairs bathroom and a separate WC. Upstairs, there are three well-proportioned bedrooms. Externally, the property boasts a south-west facing rear garden, along with a garage and off-road parking.

- CHAIN FREE
- South west facing rear garden
- Excellent commuter access into London via Arlesey main line station (St Pancras in 38 mins)
- Off road parking & garage
- Make your mark on this individual home
- Countryside views and walks on your doorstep

INTERNAL

GROUND FLOOR

Living room

11' 11" x 10' 11" (3.63m x 3.32m) Window to front aspect. Fitted wood affect flooring. Radiator. Gas fireplace with a feature surround. Door into hallway.

Hallway

Wood affect flooring. Stairs rising to first floor. Sliding door into Kitchen/Diner.

Kitchen/Dining Room

12' 0" x 11' 11" (3.65m x 3.64m) A range of wall and base units with worksurfaces over. Inset ceramic butler sink with swan neck mixer tap over. Tiled splashbacks. Space for oven. Space for fridge freezer. Space for washing machine. Items can remain upon request, subject to separate negotiation. Ceramic tiled flooring. Understairs storage cupboard. Window to side aspect. Door to Inner lobby.

Inner Lobby

Side door leading to the driveway and rear garden. Door to Bathroom. Sliding door to Cloakroom. Vinyl affect tiled flooring.

Bathroom

Fully tiled bathroom comprising pedestal wash basin with cupboards and double walk-in shower cubical. Window to rear aspect. Radiator. Vinyl affect tiled flooring.



Cloakroom

Low level WC. Pedestal wash basin. Radiator. Wall mounted Worcester boiler. Window to rear aspect. Vinyl affect tiled flooring.

FIRST FLOOR

Landing

Doors to all bedrooms. Carpeted flooring. Storage cupboard.

Bedroom One

11' 11" max x 10' 11" max (3.63m max x 3.34m max) Master bedroom with window to front aspect. Radiator. Fitted Carpet. Built in wardrobes.

Bedroom Two

14' 2" max x 5' 3" (4.32m max x 1.60m) Window to rear aspect. Radiator. Fitted Carpet.

Bedroom Three

9' 1" x 6' 5" (2.77m x 1.96m) Window to rear aspect. Radiator. Fitted Carpet.

OUTSIDE

Garage and Parking

15' 8" x 7' 8" (4.78m x 2.33m) Shared driveway leading to garage with double doors. Window to side aspect. Single door to rear. Parking space in front of the garage.

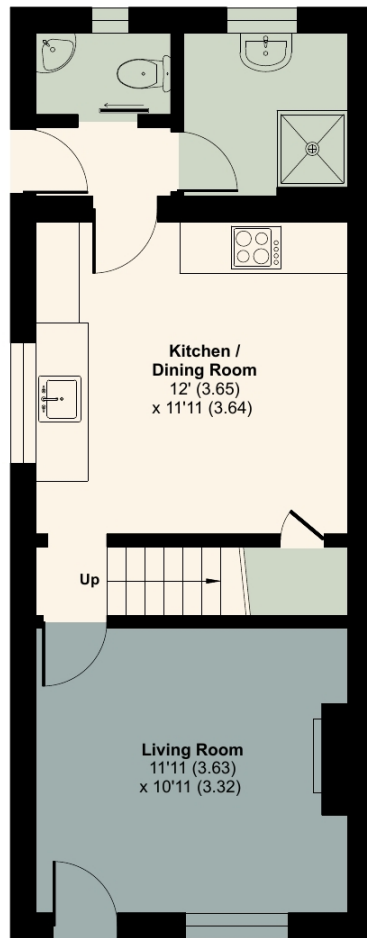
Front Garden

Paved path to front door and low hedge screening to front. Small lawn area.

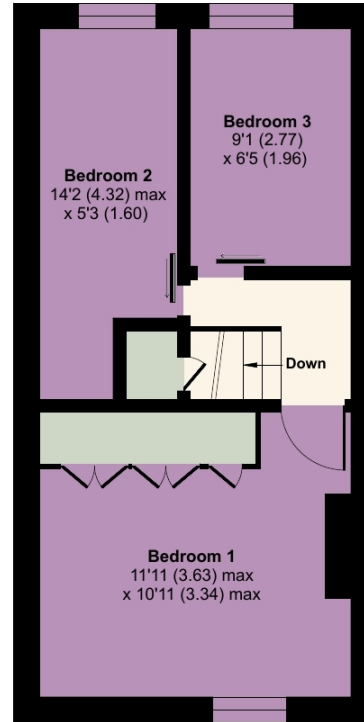
Rear Garden

Enclosed by timber fencing and mainly laid to lawn, with stepping stones leading to rear.





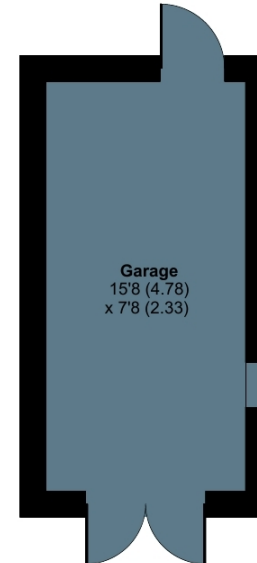
GROUND FLOOR



FIRST FLOOR

Approximate Area = 705 sq ft / 65.4 sq m
Garage = 120 sq ft / 11.1 sq m
Total = 825 sq ft / 76.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	62	
(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). © nchecon 2026. Produced for Country Properties. REF: 1497360



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

Country Properties | 1, Arlesey Road | SG5 4HA

T: 01462 834022 | E: stotfold@country-properties.co.uk

www.country-properties.co.uk

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