



35, Clifton Road

Henlow,
Bedfordshire, SG16 6BL
£335,000

country
properties

This three-bedroom semi-detached home is situated in a delightful location in Henlow, enjoying attractive field views. Offered chain-free, the property benefits from rear parking and a private garden, ready for its next owners to unlock its full potential.

- Chain free
- Set in a desirable village location with stunning views over open fields
- Country side walks on your doorstep - ideal for walking the dog!
- Excellent commuter access into London via Arlesey mainline station (St Pancras in 38 mins)
- Off road parking to rear
- With scope to update and personalise throughout

Ground Floor

Living Room

12' 0" x 11' 1" (3.66m x 3.38m)

Double glazed window to side aspect. Radiator. Two low level 2 door cabinets, wall shelving to recess. Ceramic tiled flooring. Glazed door leading to Dining Room.

Dining Room

13' 0" x 12' 1" (3.96m x 3.68m)

Stable door. Double glazed window to front aspect. Bespoke wall display. Stairs leading to first floor accommodation. Opening leading to Kitchen

Kitchen

8' 10" x 7' 8" (2.69m x 2.34m) A range of wall & base units fitted with complementary work surface inset sink & drainer unit with swan neck mixer tap over. Space for cooker with concealed extractor fan over. Space & plumbing for washing machine. Space for under counter fridge. Ceramic tiled flooring. Door to bathroom



Bathroom

Obscure double glazed window to rear aspect. Suite comprising: panel enclosed bath with telephone style taps. Pedestal wash hand basin. Low level WC. Single shower cubicle fitted with wall mounted shower. Fully tiled. Ceramic tiled flooring.

First Floor

Landing

Doors to all rooms

Bedroom 1

12' 2" x 11' 2" (3.71m x 3.40m)
Double glazed window to side aspect. Radiator.

Bedroom 2

9' 8" x 8' 7" (2.95m x 2.62m)
Double glazed window to rear aspect. Built in wardrobes.
Radiator.

Bedroom 3

9' 1" x 7' 7" (2.77m x 2.31m) Double
glazed window to rear aspect.
Radiator.

Outside

Front Garden

Low level wall to perimeter with paved pathway leading to front door & gated access to parking.

Rear Garden

Mainly laid to lawn with established shrubs & trees.
Wooden garden shed (to be removed). Gated access leading to parking.

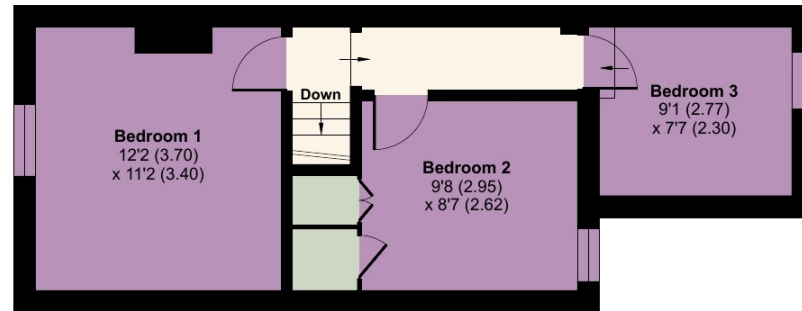
Parking

Hardstand parking for 1 car.

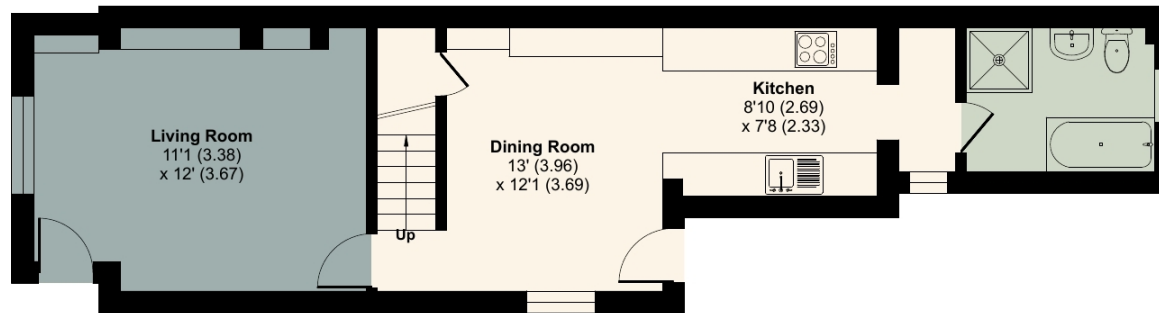


Approximate Area = 858 sq ft / 79.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	85
(81-91)	B	
(69-80)	C	
(55-68)	D	64
(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). © n̄cheom 2026. Produced for Country Properties. REF: 1497152



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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