



## 2, Meadow Walk

Henlow,  
Bedfordshire, SG16 6HJ  
**Offers in Excess of £600,000**

country  
properties

Set in a sought-after location in the heart of Henlow, this immaculate four-bedroom detached home offers generous and versatile living space, ideal for modern family life and entertaining. Further benefits include a generous south-facing garden, ample off-road parking and a large garage.

- Set in the sought after village of Henlow with countryside walks on your doorstep
- New Kitchen re-fitted in 2024
- Purchased new by the current owner in 2002
- Ample off-road parking and a large garage
- Generous south-facing garden
- Re-fitted bathroom and en-suite shower room
- Excellent commuter access into London via Arlesey mainline station (St Pancras in 38 mins)
- Well maintained throughout - Just move in!



## INTERNAL

### GROUND FLOOR

#### Entrance Hall

Wood flooring. Radiator. Stairs rising to first floor with understairs storage cupboard. Security alarm panel. Doors to Kitchen/Breakfast room, Living room, Dining room, Study and Cloakroom.

#### Kitchen/Breakfast Room

15' 5" max x 9' 5" max (4.70m max x 2.86m max) A range of wall and base units with wood effect worksurfaces over. Inset one and half bowl stainless steel sink and drainer unit with swan neck mixer tap over. Tiled splashbacks. Integrated eye level electric double oven and grill. Inset gas hob with stainless steel extractor hood over. Integrated dishwasher. Integrated fridge/freezer. Wood flooring. Radiator. Door to Utility room. Walk in bay French doors onto rear garden.

#### Utility Room

6' 1" x 6' 1" (1.86m x 1.85m) A range of wall and base units with wood effect worksurfaces over. Tiled splashbacks. Plumbing and space for washing machine and tumble dryer. Part glazed door onto rear garden.

#### Dining Room

9' 5" x 9' 3" (2.87m x 2.81m) Dual aspect double glazed windows to front and side. Wood flooring. Radiator.

#### Living Room

17' 5" max x 11' 0" max (5.31m max x 3.36m max) Walk in bay French doors with side windows. Wood effect flooring. Feature fireplace. Two radiators.

#### Study

7' 6" x 7' 1" (2.29m x 2.16m) Window to front aspect. Fitted carpet tiles. Radiator.

#### Cloakroom

Vanity wash hand basin and low level WC. Part tiled wall and tiled splashback. Wood effect flooring. Radiator. Extractor fan.



## FIRST FLOOR

### Landing

Fitted carpet. Airing cupboard housing a combination boiler newly fitted in 2025. Loft access. Radiator. Doors to all Bedrooms and Bathroom.

### Bedroom One

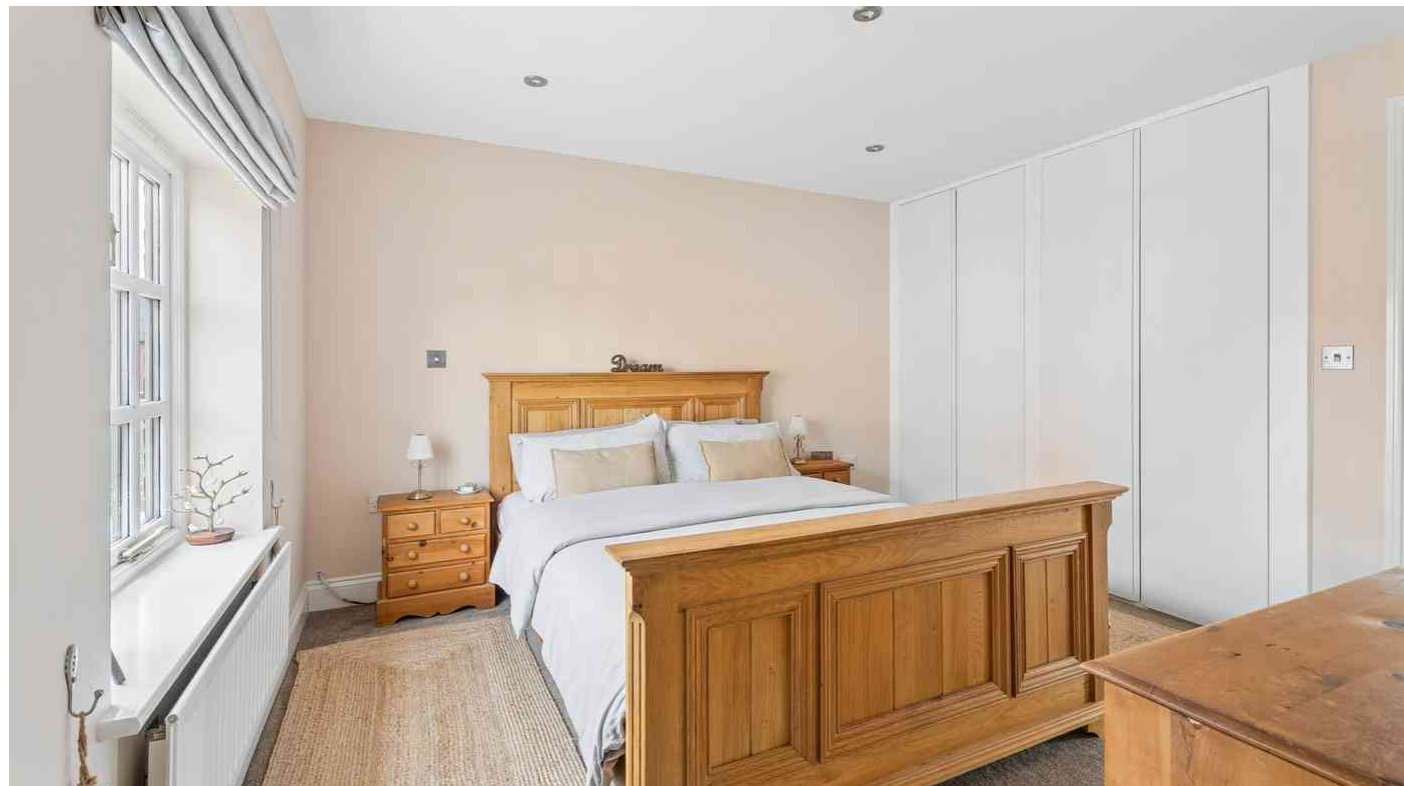
11' 5" x 11' 3" (3.48m x 3.43m) Double glazed window to front aspect. Fitted carpet. Built in wardrobes. Radiator. Door to En suite.

### En Suite

Suite comprising vanity unit with ceramic counter top basin with mixer tap over. Low level WC. Part tiled walls. Fully tiled shower cubicle. Inset bathroom mirror. Heated towel rail. Tiled flooring. Obscure double glazed window to front aspect.

### Bedroom Two

9' 10" x 9' 6" (2.99m x 2.89m) Double glazed window to front aspect. Fitted carpet. Radiator.



### Bedroom Three

9' 9" x 9' 5" (2.96m x 2.88m) Double glazed window to rear aspect. Fitted carpet. Built in wardrobes. Radiator.

### Bedroom Four

9' 9" max x 8' 6" (2.96m max x 2.59m) Double glazed window to rear aspect. Fitted carpet. Radiator.

### Bathroom

Re-fitted bathroom suite comprising vanity unit with countertop ceramic basin and mixer tap over. Low level WC. Panel enclosed P-shaped bath tub with rainfall shower head over, separate hand held shower attachment over and curved shower screen to side. Inset bathroom mirror. Tiled flooring. Radiator. Obscure double glazed window to rear aspect.

## OUTSIDE

### Front Garden

Shingled front garden with low hedging and raised paved path to front door.

### Rear Garden

Landscaped south facing rear garden mainly laid to lawn, variety of established shrubs and trees and paved patio area. Gated side access to driveway. External water tap. External light. Personnel door to garage.

### Garage and Parking

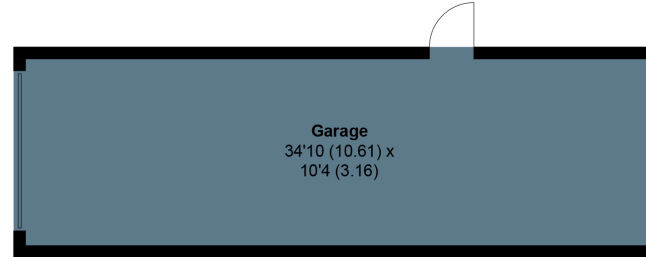
34' 10" x 10' 4" (10.61m x 3.16m) Tandem garage with up and over door. Power and light. Personnel door onto rear garden. Hard standing driveway to front of the garage providing off road parking space.



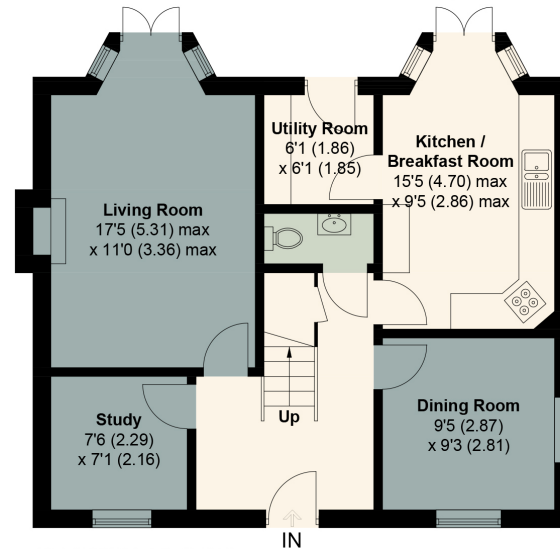




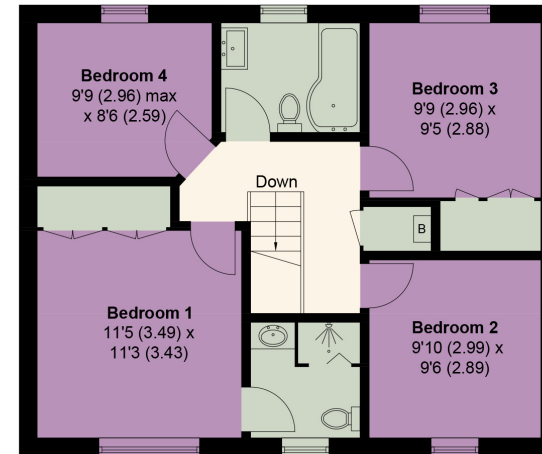
Approximate Area  
Ground Floor = 62.5 sq m / 673 sq ft  
First Floor = 59.5 sq m / 640 sq ft  
Garage = 33.4 sq m / 359 sq ft  
Total = 155.4 sq m / 1,672 sq ft



(Not Shown In Actual Location / Orientation)



GROUND FLOOR



FIRST FLOOR



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](mailto:stotfold@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

country  
properties