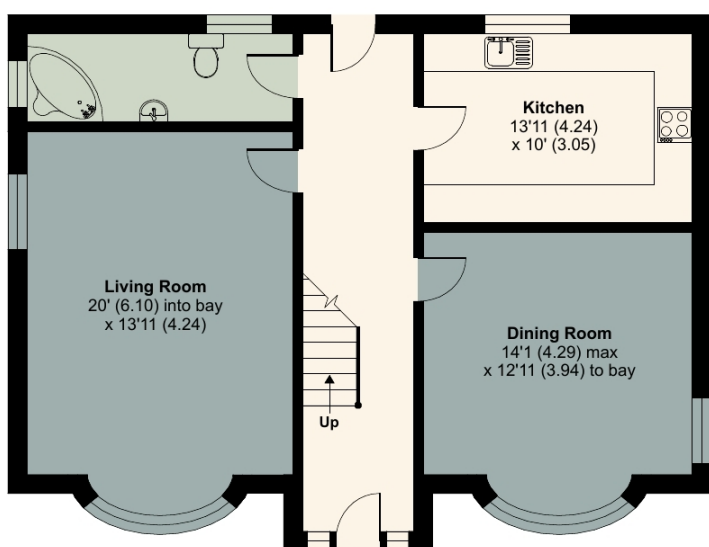
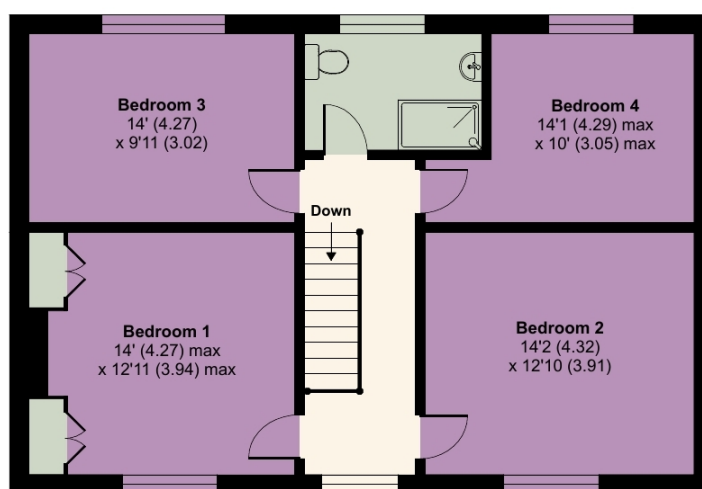




Approximate Area = 1675 sq ft / 155.6 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		70
(39-54)	E	47	
(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). © nchecom 2025. Produced for Country Properties. REF: 1383474



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

Viewing by appointment only

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properties

This beautifully presented four-bedroom double fronted family home offers versatile and flexible living throughout and a generous rear garden. The home also presents exciting potential to extend or adapt the layout, subject to the necessary consents, allowing you to truly make it your own. Situated in the popular village of Lower Stondon, the property enjoys a peaceful setting while being only a short drive from Hitchin, with its excellent range of amenities and rail links into the city.

- A balance blend of period features whilst offering modern family living
- 2 Reception rooms – Lounge and seperate Dining Room
- Re-fitted stylish kitchen and upstairs bathroom
- 4 double bedrooms
- Downstairs and upstairs bathroom
- Enjoy lower energy bills and greener living with solar panels and a battery system cleverly installed in the loft, storing excess power for use day or night.
- Generous rear garden and off road parking for 4-5 vehicles
- Within walking distance you'll find local amenities such as shops, parks, schools and a doctors' surgery — ideal for families or anyone looking for a balanced lifestyle.

Ground Floor

Entrance Hall

Stairs rising to first floor accommodation with under stair storage cupboard. Quarry tiled flooring. Two radiators. Double glazed window to front. Part glazed door opening onto rear garden. Doors to all rooms.

Living Room

20' 0" x 13' 11" (6.10m x 4.24m) Dual aspect room with double glazed bay window to front plus further 2 double glazed windows to the side fitted with bespoke shutters. Feature open fireplace with timber surround and tiled hearth. Wall lights. Two radiators. Solid oak flooring. Picture rail.

Dining Room

14' 1" x 12' 11" (4.29m x 3.94m) Double glazed bay window to front plus further double glazed window to side. Feature fireplace with timber surround. Dado & picture rails. Radiator. Solid oak flooring.

Kitchen

13' 11" x 10' 0" (4.24m x 3.05m) A range of wall and base units with solid wood worksurfaces. Breakfast bar seating. Butler sink with drainer & mixer tap. Inset induction hob and extractor over with eye level double oven & grill. Built in microwave & wine chiller. Integrated fridge. Integrated freezer. Space & plumbing for washer/dryer & dishwasher. Quarry tiled flooring. Double glazed window to rear.

Bathroom

Suite comprising corner bath, vanity wash hand basin with fitted cupboards and low level WC. Tiled splash backs. Radiator. Tiled flooring. Obscure double glazed window to side & rear.



First Floor

Landing

Galleried landing. Radiator. Double glazed window to front. Doors to all rooms.

Bedroom 1

14' 0" x 12' 11" (4.27m x 3.94m) Feature open fireplace. Built in Hammonds wardrobes. Radiator. Dado and picture rails. Double glazed window to front.

Bedroom 2

14' 2" x 12' 10" (4.32m x 3.91m) Double glazed window to front. Radiator.

Bedroom 3

14' 0" x 9' 11" (4.27m x 3.02m) Double glazed window to rear. Radiator.

Bedroom 4

14' 1" x 10' 0" (4.29m x 3.05m) Double glazed window to rear. Radiator. Wall mounted gas boiler (Installed 2018).

Shower Room

Suite comprising shower cubicle, vanity wash hand basin & low level flush WC. Sensor bathroom mirror with anti condenser/de mister. Partially tiled walls. Radiator. Access to loft. Obscure double glazed window to rear.

Outside

Front Garden

Large lawn to front with mature trees and hedgerow borders. Gravel driveway providing off road parking for several cars.

Rear Garden

Mature rear garden with large paved patio area. Mainly laid to lawn. Side gated access to front outhouse. External power point. Wooden storage shed.

Parking

Off road parking for 5/6 cars.

Agents Note

The owners advises the property benefits from solar panels. Enjoy lower energy bills and greener living with solar panels and a battery system cleverly installed in the loft, storing excess power for use day or night. The property also benefits from being re-wired in 2020 and a new boiler installed in 2018.

The owner advises that the driveway leading to 115a is owned by 115 with the exception of 2 parking spaces that 115a own and has shared maintenance of this area.

We advise any buyer to check this information with their legal representative prior to exchange of contracts.

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries @mortgagevision.co.uk.

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES

