



**Connells**  
connells.co.uk 01452 437 886  
**FOR SALE**



## Property Description

Situated in the popular village of Lower Stondon, this well presented four bedroom detached home offers spacious and flexible accommodation.

The property opens into a welcoming entrance hall, leading through to a generous front-facing lounge, perfect for both relaxing and entertaining guests. From here, doors lead into a second reception room which flows into a bright conservatory overlooking the rear garden, creating a versatile and sociable living space.

The kitchen is a real focal point of the home, featuring a central island and an L-shaped design that extends into the converted garage, now serving as an attractive dining area. The ground floor also benefits from a separate utility and a convenient W.C.

On the first floor, there is a well proportioned family bathroom and four bedrooms. The principal bedroom stands out with its L-shaped layout, built-in wardrobes and a private en suite. In addition, there are two further double bedrooms and a good sized single bedroom.

Externally, the property offers a driveway providing off-road parking along with a private rear garden.

## Ground Floor Entrance Hall

Door and double glazed window to front, stairs leading to first floor, tiled flooring and radiator.

## Cloakroom

Understairs cloakroom. Wash hand basin, WC, partly tiled, alarm system, tiled flooring and radiator.

## Lounge

Double glazed window to front aspect, fireplace, TV point, laminate flooring and radiator.

## Study / Snug

TV point and radiator. Sliding door to rear leading to Conservatory.

## L-Shaped Kitchen Diner

Fully fitted L-shaped kitchen diner (includes garage conversion) with double glazed window to rear aspect. Island with storage underneath. A range of wall and base units, work surfaces with splashback, one and a half bowl stainless steel sink and drainer, double electric oven and gas hob with cooker hood over. Integrated appliances include fridge, two freezers and dishwasher. Tiled flooring and radiator.

## Utility Room

Double glazed window to rear aspect, boiler, partly tiled, space for washing machine, dishwasher and fridge/freezer. Door leading to rear garden.

## Conservatory

Double glazed door to side leading to garden and laminate flooring.

## First Floor

### Landing

Radiator.

### Bedroom One

L-shaped. Double glazed window to rear aspect and radiator. Dressing area with double glazed window to side aspect, spotlights and radiator.

### En Suite

Double glazed window to rear aspect, wash hand basin with vanity, walk-in shower, two fitted mirror cabinets, WC, extractor fan, partly tiled, tiled flooring and heated towel rail.

### Bedroom Two

Double glazed window to front aspect, one double built-in wardrobe and radiator.

### Bedroom Three

Double glazed window to rear aspect, one double built-in wardrobe and radiator.

### Bedroom Four

Double glazed window to front, built-in single wardrobe and built-in cupboard above the stairs.

### Bathroom

Double glazed window to front aspect, wash hand basin, mirrored wall cabinet, bath with shower over, WC, extractor fan, shaver point, partly tiled, vinyl flooring and heated towel rail. Loft access.

### Outside

### Rear Garden

Good size rear garden laid to lawn with mature trees, shingled area and shed.

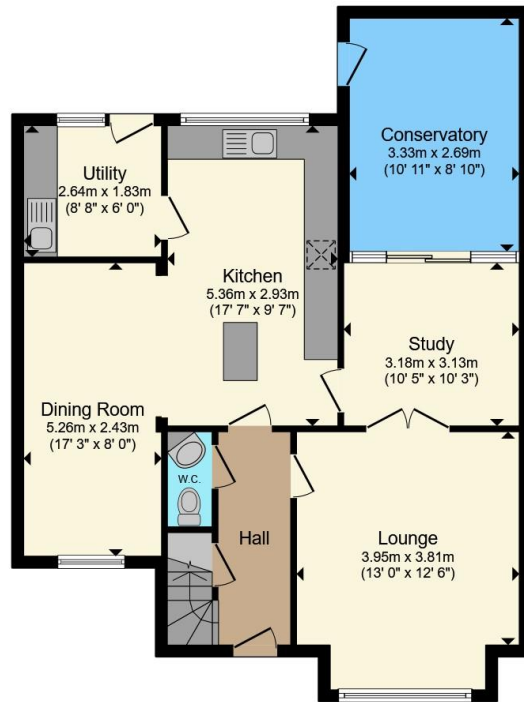
### Parking

Driveway with space for two cars in front of the garage.

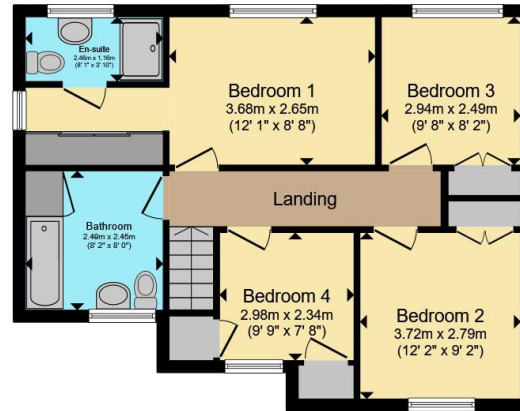








**Ground Floor**



**First Floor**

Total floor area 140.4 m<sup>2</sup> (1,512 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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**T 01462 437 666**  
**E [hitchin@connells.co.uk](mailto:hitchin@connells.co.uk)**

14 High Street  
 HITCHIN SG5 1AT

EPC Rating: C Council Tax  
 Band: F

Tenure: Freehold

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