

Lane &

BENNETTS



**35 Harrier Mill, Henlow, Bedfordshire.
SG16 6BQ.**

Price £325,000

*** LINK DETACHED THREE BEDROOM HOUSE IN CUL-DE-SAC *
* PORCH * ENTRANCE HALL * CLOAKROOM * LOUNGE AREA *
* DINING AREA * RE-FITTED KITCHEN * BATHROOM *
* EN-SUITE * FRONT & SOUTH FACING REAR GARDEN *
* GARAGE * BACKS ONTO ALLOTMENTS ***

7 High Street, Langford, Bedfordshire, SG18 9RP

Telephone: 01462 700555 Fax: 01462 700554

Email: langford@laneandbennetts.co.uk

www.laneandbennetts.co.uk

Three bedroom linked detached situated in a small cul-de-sac. Offered with the benefits of a downstairs cloakroom, a re-fitted kitchen with built in appliances and an en-suite to the master bedroom. Outside is a south facing easy to maintain rear garden with open outlook. Off road parking is provided by a driveway and garage.

ACCOMMODATION

GROUND FLOOR

PORCH

Outside light

ENTRANCE HALL

Double glazed front door, single radiator, stairs to first floor, double glazed window to side.

CLOAKROOM

4' 10" x 3' 2" (1.47m x 0.97m) Low level WC, corner wash hand basin, double glazed window to front.

LOUNGE AREA

15' 7" x 12' 1" (4.76m x 3.69m) Coved ceiling, double radiator, understairs storage cupboard, double glazed window to front.



DINING AREA

10' 3" x 7' 6" (3.13m x 2.29m) Single radiator, coved ceiling, double glazed window and double glazed casement doors to rear.



KITCHEN

11' 5" x 7' 5" (3.49m x 2.27m) Re-fitted with a range of wall and base units, roll top work surfaces, stainless steel built in oven, four ring gas hob, stainless steel extractor fan, single drainer stainless steel one and a half bowl sink unit with mixer taps, cupboard housing wall mounted gas fired boiler, built in microwave, integrated fridge & freezer, plumbing for washing machine, coved ceiling, single radiator, part tiled walls, double glazed window to rear.



7 High Street, Langford, Bedfordshire, SG18 9RP

Lane & Bennetts for themselves and other members of the Partners in Property network whose Property Particulars are shared, endeavour to make our Sales Particulars accurate and reliable. If there is any point of particular importance to you, Please contact the office and we will be pleased to check the information. Any measurements have been taken using a sonic tape, and may be subject to some small discrepancy. Any appliances or Utilities referred to have not been tested by this agent and should therefore be checked by any potential purchaser. Lane & Bennetts or any employee therefore do not have the authority to make or give any warranty, guarantee or representation what so ever in relation to this property.

FIRST FLOOR

LANDING

Airing cupboard housing lagged copper cylinder, hatch to loft, radiator, double glazed window to side.

BEDROOM 1

10' 5" x 9' 11" (3.17m x 3.02m) Built in wardrobes, coved ceiling, radiator, double glazed window to front.



EN-SUITE

6' 11" x 5' 2" (2.10m x 1.58m) Shower cubicle, vanity unit with inset wash hand basin, low level WC, shaver point, extractor, recessed lighting, extractor, double glazed window to side.

BEDROOM 2

9' 11" x 8' 7" (3.02m x 2.61m) Single radiator, coved ceiling, double glazed window to rear.



BEDROOM 3

8' 10" x 6' 7" (2.69m x 2.00m) Single radiator, double glazed window to rear.

BATHROOM

6' 5" x 5' 8" (1.96m x 1.72m) Panelled bath with mixer taps and shower attachment, low level WC, pedestal wash hand basin, extractor fan, shaver point, recessed lighting, part tiled walls, single radiator, double glazed window to side.

OUTSIDE

FRONT GARDEN

Slate chippings and path

REAR GARDEN

South facing, landscaped with granite paving, raised flower borders, fenced, gated side access, power point, water tap, outside light.



GARAGE

Metal up and over door, light and power. Driveway plus addition hardstanding.

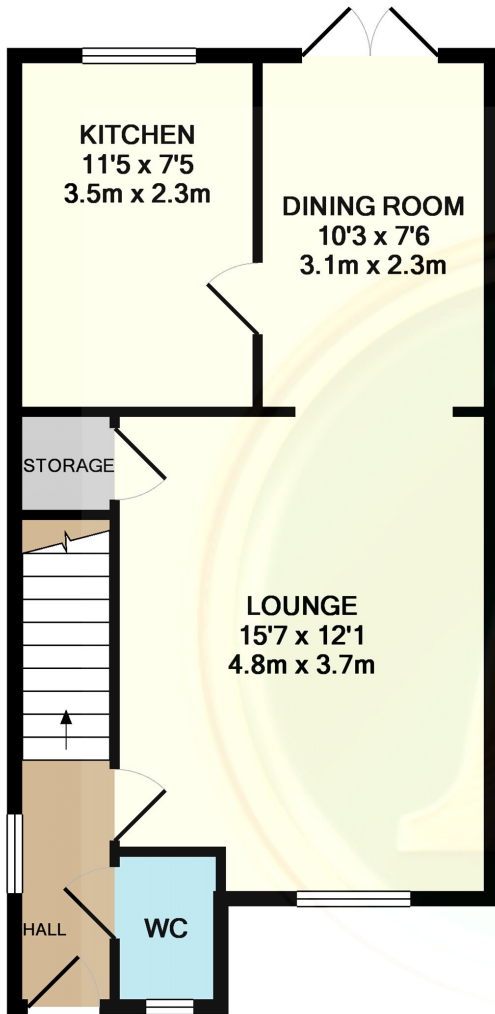
TAX BAND

Tax Band E.

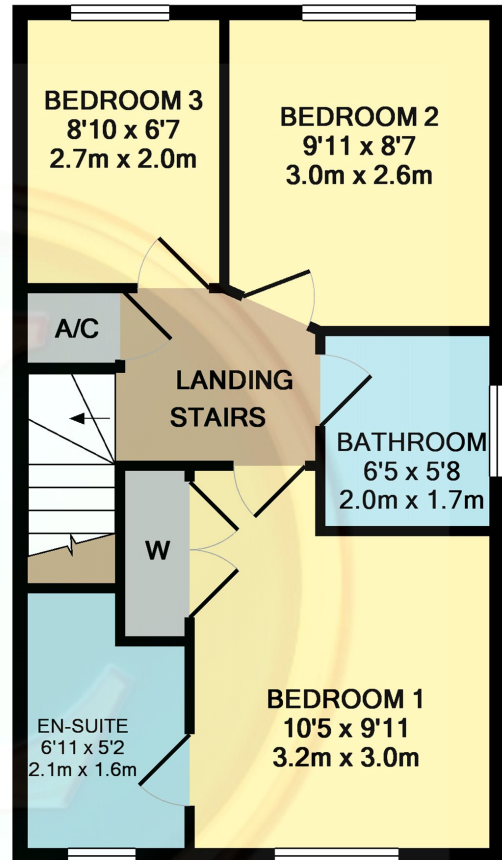
DIRECTIONS

7 High Street, Langford, Bedfordshire, SG18 9RP

Lane & Bennets for themselves and other members of the Partners in Property network whose property particulars are shared. Lane & Bennets or any employee therefore do not have the authority to make or give any warranty, guarantee or representation what so ever in relation to this property.



GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2015

7 High Street, Langford, Bedfordshire, SG18 9RP

Lane & Bennetts for themselves and other members of the Partners in Property network whose property particulars are shared. Lane & Bennetts or any employee therefore do not have the authority to make or give any warranty, guarantee or representation what so ever in relation to this property.