



**4 Station Road, Lower Stondon, SG16 6JW**

**Price Guide £345,000**

A superb chance to purchase this SPACIOUS, THREE DOUBLE BEDROOM home located in the popular village of Lower Stondon. The property has a large 15ft Lounge, well fitted kitchen/diner, cloakroom, three double bedrooms and family bathroom. Outside there is ample off road parking for several cars, a brick built garage(No vehicular access) and a fully enclosed rear garden. We HIGHLY RECOMEND an internal viewing of this property.

### Entrance Hall

Entrance door, radiator, stairs leading to first floor, under stairs cupboard, door to rear garden.

### Cloakroom

Suite comprising of low level w.c, wash hand basin with tiled splashback, window to side.

### Lounge 15'10" x 13'9" (4.84 x 4.2)



Two windows to front, radiator, opening into:-

### Kitchen/Diner 15'10" x 10'5" (4.85 x 3.2)



Range of base and eye level units with roll top work surfaces, one and a half stainless steel sink unit with mixer tap, tiled splash back, integrated double oven, gas hob with stainless steel extractor hood over, plumbing for washing machine and dishwasher, inset spotlights, window to garden, sliding patio door to garden.

### Landing

Windows to rear and side, airing cupboard housing wall mounted boiler.

### Bedroom One 11'3" x 10'5" (3.45 x 3.19)



Two windows to front, radiator.

### Bedroom Two 11'1" x 10'5" (3.4 x 3.2)



Window to front, radiator.

### Bedroom Three 10'10" x 10'5" (3.31 x 3.18)



Window to rear, radiator.

### Front Garden

Gravelled driveway providing off road parking for several cars, five bar gate leading to rear garden.

## Garage



No vehicular access, brick built with power and light, door to front.

## Rear Garden



Paved patio area with steps down onto lawn, enclosed by hedging, gravelled area to side with gated access to front.

## Agents Notes

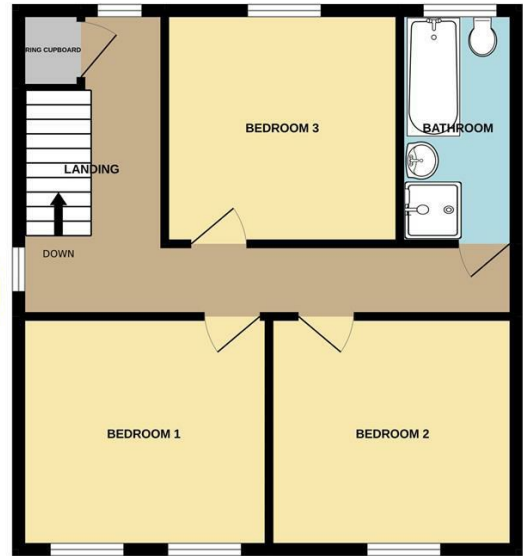
Freehold  
Council Tax Band B  
EPC band E

# Floor Plan

GROUND FLOOR  
540 sq.ft. (50.1 sq.m.) approx.



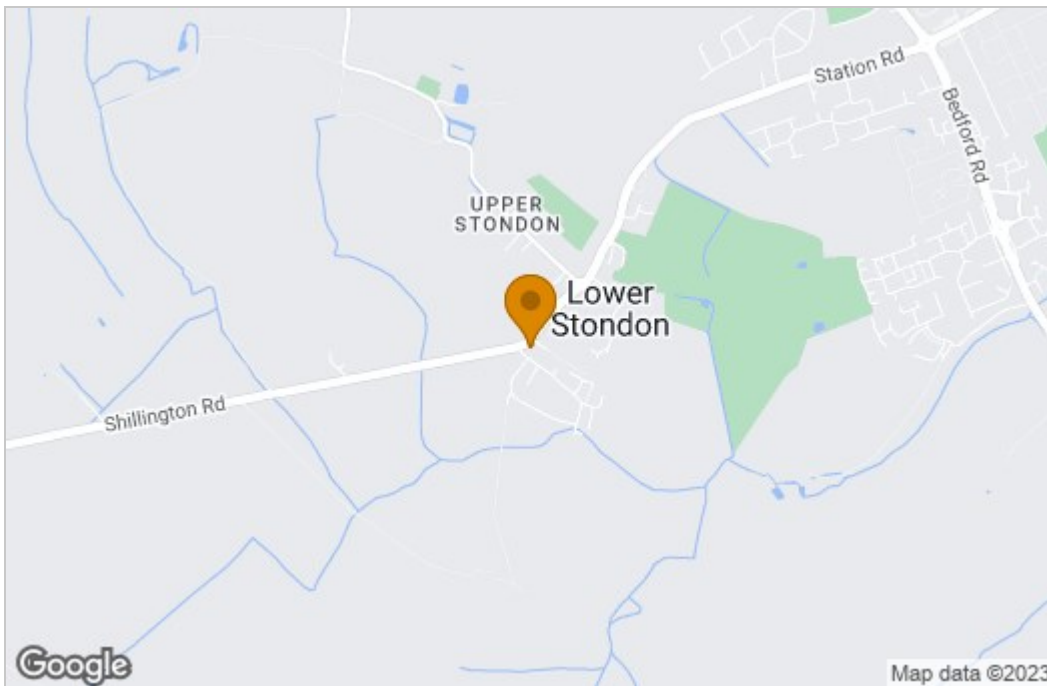
1ST FLOOR  
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 1086 sq.ft. (100.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.