



140 STATION ROAD
LOWER STONDON



140 Station Road

Lower Stondon
Bedfordshire SG16 6JH

Price Guide £350,000

BEST & FINAL OFFERS REQUIRED FOR 12 Noon
THURSDAY 6th APRIL 2023

An attractive bay fronted semi detached home that has been extended to the rear and stands on a good sized plot with various outbuildings including a large, detached former Artist's studio.

The property is situated within an established residential location that is well placed for many amenities and stands on a South-Easterly facing plot with ample off street parking.

The accommodation features an entrance hall, front sitting room with a bay window and open fireplace. An open plan dining area plus a separate family room with direct access to the kitchen and rear conservatory.

Upstairs there are three bedrooms and a bathroom plus access to a loft space with enormous potential. The majority of the windows have been replaced with uPVC double glazed units and the property is heated via a gas fired central heating boiler.

A particular feature of the property is the rear garden which extends to approximately 100ft and features a range of outbuildings that include a large impressive detached former Artist's studio and three workshops/stores.

Whilst requiring refitting and updating throughout, this property in our opinion offers enormous potential and therefore viewing is highly recommended in order to appreciate its vast potential.

Viewing

By appointment with Norgans Estate Agents.





THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

uPVC double glazed entrance door with stained glass detail opening to:-

Entrance Hall

Stairs to first floor. Radiator. uPVC double glazed frosted window to front. Telephone point. Door to Sitting Room.

Sitting Room

11'5" x 10'5" (3.48m x 3.18m)

Measurements taken into a walk-in bay window with uPVC double glazed units. Central open fireplace with stone surround and hearth. Radiator. TV point. Open plan access to:-

Dining Room

11'4" x 10'4" (3.45m x 3.15m)

Central chimneybreast with fitted gas fire (not tested). Serving hatch to Kitchen. Various storage/display shelving. Radiator. Built-in storage cupboard. Open plan access to:-

Family Room

16'9" x 9'0" (5.11m x 2.74m)

uPVC double glazed lantern roof window. Double glazed patio doors to Conservatory. uPVC double glazed window to garden. Radiator. Open access to Kitchen.

Kitchen

11'5" x 6'11" (3.48m x 2.11m)

Fitted with a range of floorstanding and wall mounted storage units with drawers and open shelving. Rolled edge worksurfaces. Stainless steel double drainer sink unit with mixer tap over. Space and connection point for a gas cooker. Space and plumbing for washing machine. Space and plumbing for dishwasher. Space for upright fridge freezer. Tall storage cupboard. Part tiled walls. uPVC double glazed window to side. Frosted double glazed window to side.

Conservatory

9'3" x 6'8" (2.82m x 2.03m)

uPVC double glazed construction standing on a dwarf brick walls with a polycarbonate roof and various opening windows and door to side. Quarry tiled floor. Two wall light points.

ON THE FIRST FLOOR

Landing

uPVC double glazed window to side. Access to loft space. Original panelled doors to all Bedrooms and Bathroom.

Bedroom One

11'0" x 10'3" (3.35m x 3.12m)

Two built-in wardrobe cupboards with top storage lockers. Two wall light points. uPVC double glazed window to rear.

Bedroom Two

11'4" x 10'9" max (3.45m x 3.28m max)

Radiator. Central chimneybreast with cast iron fireplace surround. Picture rail. Built-in wardrobe cupboards and shelving. uPVC double glazed walk-in bay window with multi-paned style units to front.

Bedroom Three

7'10" x 6'1" (2.39m x 1.85m)

Radiator. uPVC double glazed window to rear.

Bathroom

7'0" x 5'10" (2.13m x 1.78m)

Fitted with a suite comprising low level W.C, pedestal washbasin and panelled bath with Triton T8051 electric shower unit over (not tested) and shower screen. Tiled walls. Wall mounted electric Dimplex heater (not tested). Built-in storage cupboards. Shaver socket and light. Radiator. uPVC double glazed frosted multi-paned window to front.

Loft Space

16'8" x 8'10" (5.08m x 2.69m)

Electric heater. Various eaves storage cupboards. Built-in cupboard housing hot water cylinder (not tested) and gas fired boiler (not tested). Double glazed velux window to rear.

OUTSIDE

At the Front

Gravelled driveway providing off-street parking for several cars and gated access to the rear garden. The remaining front garden is laid to lawn and is enclosed by mature hedging.

Rear Garden

100'0" x 30'0" (30.48m x 9.14m)

Crazy paved patio area to the immediate rear of the property with the remaining garden laid mainly to lawn. Flower and shrub borders. Vegetable plot. Outside light. Garden tap. Pathway leading to the sheds and rear Studio. The garden is predominately enclosed by panelled/ wire fencing and mature hedging.

Workshop

16'5" x 8'3" (5.00m x 2.51m)

Double wooden entry doors. Power and light connected. Door and two windows to side.

Store Room (1)

10'10" x 8'3" (3.30m x 2.51m)

Storage shelving. Power and light connected. Three windows to side.

Store Room (2)

12'2" x 8'11" (3.71m x 2.72m)

Power and light connected. Door and window to side.

The Studio

21'4" x 18'6" max (6.50m x 5.64m max)

A large L-shaped detached structure (formerly used as an Artist's Studio). Timber construction with various windows and a high 11'0" vaulted roof. Power and light connected. Kitchenette with stainless steel sink unit. Cloakroom with low level W.C.

FLOOR PLANS

Please note that the floor plans are not to scale and are intended for illustrative purposes only. Any dimensions given are approximate. Therefore the accuracy of the floor plans cannot be guaranteed.

COUNCIL TAX BAND

We are advised that the Council Tax Band for this property is Band C. This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

FLOOR AREA

Approx .91sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas (e.g. conservatory, integral garage etc).

EPC RATING

Current: E Potential: C

SERVICES

All mains services are understood to be installed and connected. Please note that Norgans have not tested any services or appliances connected or installed at this property.

VIEWINGS

Whilst COVID-19 restrictions have been removed and there is no longer a requirement to wear a mask, or self isolate if you test positive for COVID-19, we would ask that if you feel unwell, please stay at home and reschedule the appointment.

GDPR

Please be aware as part of our COVID19 safe procedures, prior to booking any viewing Norgans may request more comprehensive personal information from you in respect of your ability to purchase, your general health and that of your family/close contacts. This information will be retained only for as long as it is required to protect the safety of our vendors and staff from COVID19 infection.

Any information you provide Norgans will be protected by the General Data Protection Regulation ("GDPR") legislation. By agreeing to a viewing, you are confirming that you are happy for Norgans to retain this information on our files. Your personal, financial and health information will never be shared with any third parties except where stated in our Privacy Policy.

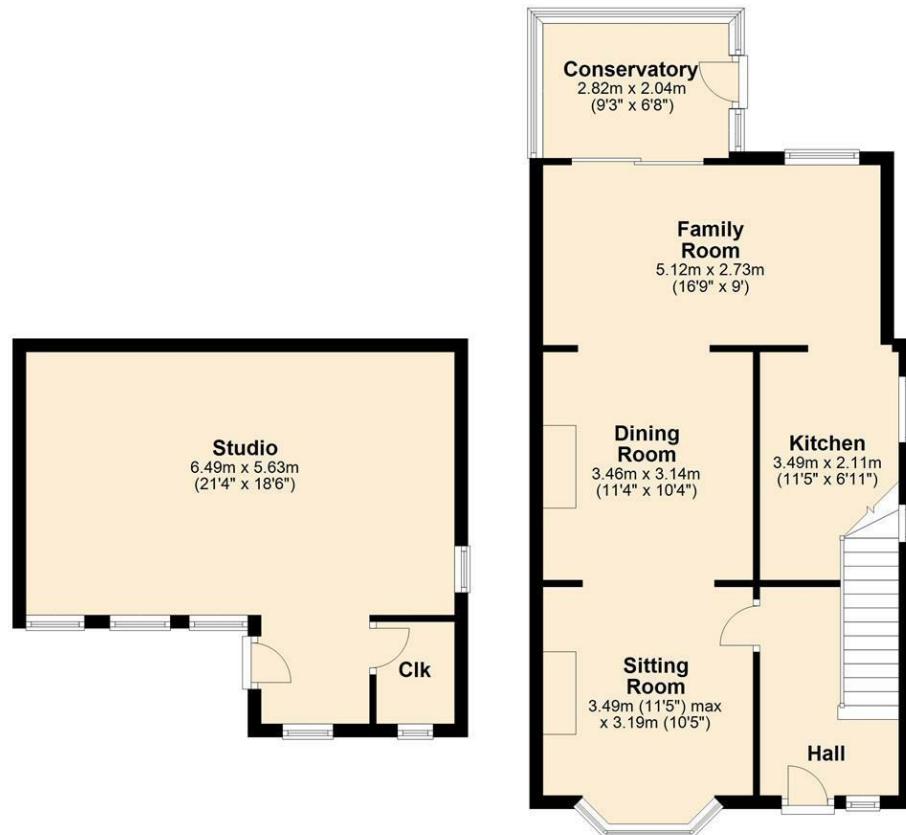
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Ground Floor



First Floor

