



12 CHERRY TREES
LOWER STONDON



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Lower Stondon

Bedfordshire SG16 6DT

Guide Price £500,000

This 1937 built semi-detached home has been transformed by its present owners infusing its 'Art Deco' styling with a modern twist. Huge cost of both time and money have gone into this stunning home.

Extended to the side and rear, the property features an open plan ground floor with solid oak herringbone flooring running throughout the living space. Lounge with logburner, bespoke 'Devol' shaker kitchen with granite worksurfaces and island, leading through to the part vaulted family area with bi-fold doors opening on to the garden. Additionally there is a large hall, utility and cloakroom. On the first floor there are four bedrooms, a stunning bathroom and provision for an en-suite.

Externally, the property benefits from a West facing enclosed corner plot, detached garden building suitable for use as a home office and currently used as a treatment room, double garage and additional parking accessed at the rear.

Viewing

By appointment with Norgans Estate Agents.





THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

Composite entrance door opening to:-

Hall

8'10" x 3'3" (2.7m x 1.0m)

Stairs to first floor. Cloaks cupboard. Solid wood herringbone floor. Window to front. Oak door to:-

Lounge

14'5" x 12'1" (4.4m x 3.7m)

Brick faced chimneybreast with wood burner standing on a slate hearth. Solid wood herringbone floor. Radiator. Window to front. Open plan to:-

Kitchen/Family Room

25'3" x 17'0" (7.7m x 5.2m)

Fabulous open plan entertaining space with offset larder area. Fitted with a range of floorstanding and wall mounted Devola shaker style units with drawers, granite worksurfaces and butler style sink. Central island unit with oak worksurface. LED lighting. Integrated dishwasher (not tested). Integrated bin storage. Space and connection point for 1200mm range cooker with extractor fan over (not tested). Space and plumbing for an American style fridge freezer. Solid wood herringbone floor. Radiator and feature vertical radiator. Pendant lighting, recessed spotlighting and two wall lights. Part vaulted ceiling with velux rooflights. Window to side. Bi-fold doors opening on to the South-West facing gardens. Doors to Cloakroom and Utility.

Cloakroom

9'6" x 7'10" max (2.90m x 2.39m max)

Fitted with a white suite comprising vanity washbasin and low level W.C. Radiator. Two windows to side.

Utility Room

8'2" x 4'7" (2.5m x 1.4m)

Radiator. Door to rear.

ON THE FIRST FLOOR

Landing

Loft access. Cupboard. Window to side. Doors to all Bedrooms and Bathroom.

Bedroom One

13'1" x 8'10" (4.0m x 2.7m)

Plus entrance recess. Fitted with a range of full height wardrobes. Radiator. Velux window to side. Window to rear. Door to En-Suite.

En-Suite

8'6" x 3'11" (2.6m x 1.2m)

Prepared for suite installation. Velux window to side.

Bedroom Two

11'9" x 8'2" (3.6m x 2.5m)

Radiator. Window to rear.

Bedroom Three

9'6" x 8'10" (2.9m x 2.7m)

Radiator. Window to front.

Bedroom Four/Cot Room

7'10" x 5'6" (2.4m x 1.7m)

Plus bulkhead recess. Radiator. Window to side. Velux window to front.

Bathroom

8'6" x 5'10" (2.6m x 1.8m)

Fitted with a white Art Deco style suite comprising vanity washbasin, low level W.C and bath with mixer tap and separate shower over (not tested). Tiled floor. Part tiled walls. Heated towel radiator. Recessed spotlights. Window to side.

OUTSIDE

At the Front

Herringbone pattern block paved driveway providing off-street parking at the front of the property for two vehicles. Gated side access to the rear garden.

Double Garage

17'4" x 15'1" (5.3m x 4.6m)

Double garage with roller shutter door. Power and light connected. Parking in front of the garage. Accessed via a gated shared driveway from Plum Tree Road.

Home Office/Garden Room

13'1" x 11'1" (4.0m x 3.4m)

Of timber frame construction. Insulated with power and light connected. French doors with matching side window opening to the garden

Rear Garden

West facing rear garden extending to approximately 25m deep. Porcelain tiled sun terrace adjoining the rear of the house with brick pathway leading to the Home Office/Garden Room. Circular lawn with flower and shrub beds. Outside lighting. Gated access to the Garage and parking at the rear. Gated access to the front.

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.

EPC RATING

Current C; Potential B.

FLOOR AREA

Approx 120sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas (e.g. conservatory, integral garage etc).

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.

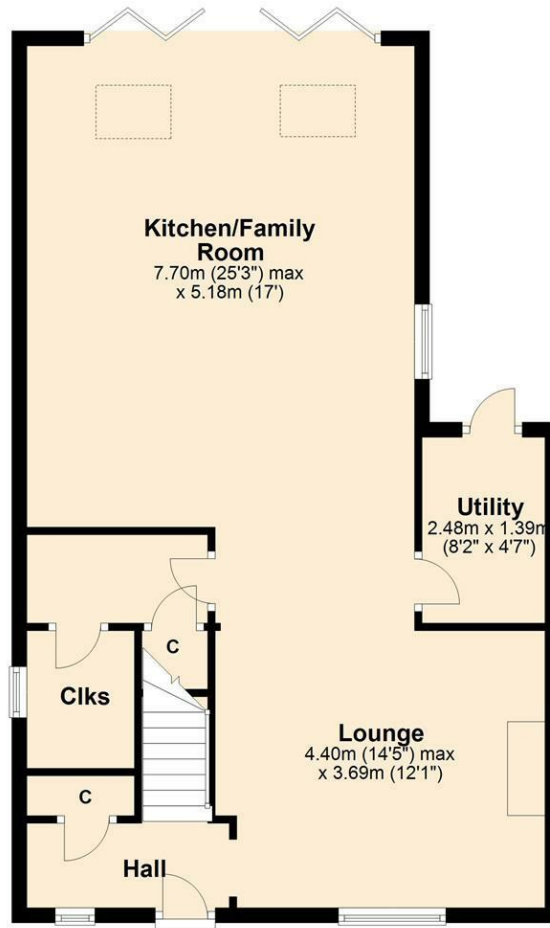
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Ground Floor



First Floor

