



PUTTERILLS

est. 1992

11 Applecroft, Lower Stondon, SG16 6NB

Guide price £475,000

An exceedingly spacious extended four double bedroom detached house in a quiet cul-de-sac location.

The current owners bought the property from new and moved in in 1990. during this time they have substantially improved and extended the property which now provides spacious and versatile family accommodation including good size entrance hall with cloakroom off, large extended sitting room, with double doors onto the rear garden, separate dining room which could be used as a playroom or fifth bedroom if desired and kitchen/breakfast room. To the first floor there are four double bedrooms, two with en-suite shower rooms and family bathroom. The property is well presented and offered UPVC double glazing and gas central heating. Externally there is a private rear garden, front garden, driveway for two cars plus a garage.

Lower Stondon is a delightful village situated just north of Hitchin in Hertfordshire. The village has a number of general stores, hairdressers and a selection of restaurants and takeaways. Major supermarkets and other well known retailers can be found in Hitchin, five miles away. Leisure centres can be found in Letchworth, Bedford and Hitchin. In the village itself there is a small recreational ground, village hall, greyhound track and equestrian centre. Education is provided locally by Stondon and Derwent Schools and Bloomfield and Henlow Middle Schools. The upper school for the area is Samuel Whitbread in Clifton which is five miles away. There is a surgery in Stondon with its own chemist on site.

ACCOMMODATION

SITTING ROOM 20'1" x 14'10" (6.12m x 4.52m)

HALLWAY

CLOAKROOM 5'5" x 4'1" (1.65m x 1.24m)

DINING ROOM 16'8" x 9' (5.08m x 2.74m)

KITCHEN/BREAKFAST ROOM 17' x 8'10" (5.18m x 2.69m)

FIRST FLOOR LANDING

BEDROOM ONE 13'5" x 7'6" (4.09m x 2.29m)

EN-SUITE SHOWER ROOM 6'4" x 4'5" (1.93m x 1.35m)

BEDROOM TWO 12'11" x 8'7" (3.94m x 2.62m)

EN-SUITE SHOWER ROOM 6'6" x 4'7" (1.98m x 1.40m)

BEDROOM THREE 15'3" x 7'1" (4.65m x 2.16m)

BEDROOM FOUR 9'3" x 9' (2.82m x 2.74m)

BATHROOM 6'4" x 6'2" (1.93m x 1.88m)

EXTERNALLY

DRIVEWAY

GARAGE

GARDENS

TENURE

Freehold

EPC

EER: C

FLOORPLAN DISCLAIMER

Floorplans are provided for guidance only. They are not to scale and must not form any part of a legal contract or be reproduced without the written consent of a partner of Putterills.

VIEWING INFORMATION

By appointment only through Putterills of Hertfordshire, through whom all negotiations should be conducted.

SANDS FINANCIAL MANAGEMENT

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MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

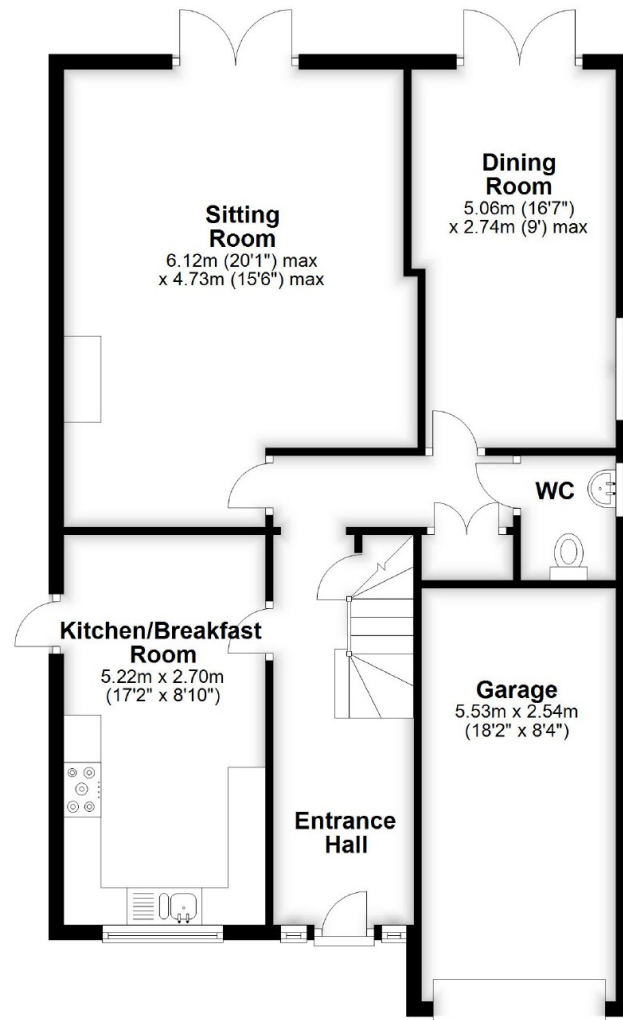






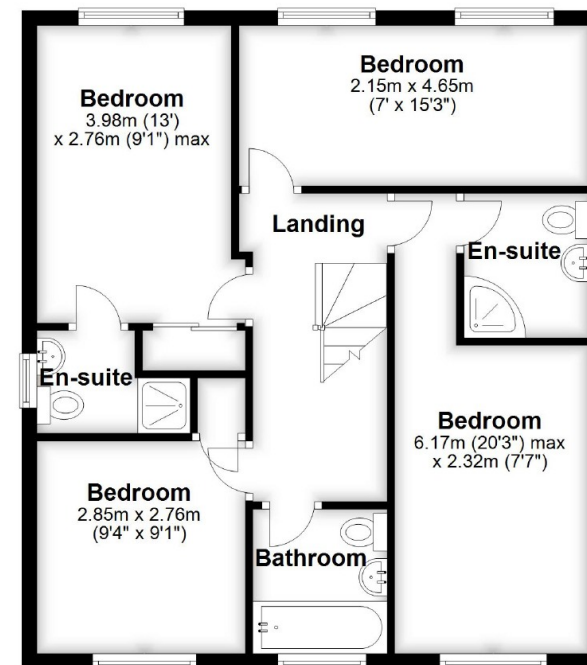
Ground Floor

Approx. 86.7 sq. metres (933.6 sq. feet)



First Floor

Approx. 61.7 sq. metres (664.6 sq. feet)



Total area: approx. 148.5 sq. metres (1598.2 sq. feet)



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putterills.co.uk | 01462 632222 | hitchin@putterills.co.uk

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