



PUTTERILLS

est. 1992

95 High Street, Henlow, SG16 6AB

**POA**

## An exceedingly spacious five bedroom detached residence built to a very high specification sitting in a plot of 0.76 of an acre.

This beautifully presented home has been individually designed and remodelled to a very high specification by the current owner. The spacious accommodation includes a superb kitchen/dining/sitting room to the rear of the property with sliding doors opening onto the garden. there are two further reception areas, large utility room and cloakroom. To the first floor there are four double bedrooms, and a family bathroom, bedroom two has an en-suite shower room, To the second floor there is a large master bedroom suite including dressing area and nursery/office. Externally there are delightful formal gardens in a total plot of 0.76 of an acre. There is also a garden store and one bedroom annexe. To the front of the property there is a driveway providing off road parking for a number of vehicles, leading to a large garage. The property benefits from under floor heating to the ground and first floor, CAT 6 networking and speakers and CCTV cameras.

The property enjoys a pleasant location set back from the High Street in the heart of the sought-after village of Henlow on the borders of Hertfordshire and Bedfordshire, 6.7 miles from Hitchin, just 6.3 miles from Letchworth Garden City, and 13 miles from Bedford. Arlesey railway station is easy cycling and walking distance away at only 2.9 miles and has ample parking. Henlow has two highly regarded schools, three pubs including the gastro' Crown Public House and the award-winning real-ale Engineers Arms, and numerous parks and open spaces popular with families and dog-walkers alike. Henlow plays host to a wide variety of sports clubs and facilities, children's activities and clubs, and social events including a bi-annual summer ball. The village has a number of local shops and businesses including a deli and tea room, post office, hairdressers, Champneys health spa, and Lakeside fishing centre. For those wishing to explore the countryside there is a wide variety of bridleways and walks linking Henlow to neighbouring villages.

### RECEPTION HALL

**SNUG 12'4" x 11'11" (3.76m x 3.63m)**

### CLOAKROOM

**DINING ROOM 11'2" x 10'7" (3.40m x 3.23m)**

**KITCHEN/SITTING/DINER 17'1" x 13'2" (5.21m x 4.01m)**

**UTILITY ROOM 10'10" x 10'7" (3.30m x 3.23m)**

### FIRST FLOOR

**BEDROOM TWO 13'2" x 10'7" (4.01m x 3.23m)**

**EN-SUITE 8'9" x 3'10" (2.67m x 1.17m)**

**BEDROOM THREE 12'5" x 12'2" (3.78m x 3.71m)**

**BEDROOM FOUR 12'1" x 10'6" (3.68m x 3.20m)**

**BEDROOM FIVE 12' x 7'2" (3.66m x 2.18m)**

**BATHROOM 9'11" x 7'5" (3.02m x 2.26m)**

### SECOND FLOOR

#### MASTER SUITE

**BEDROOM AREA 18'10" x 18'3" (5.74m x 5.56m)**

**BATHROOM 12'3" x 10'4" (3.73m x 3.15m)**

**DRESSING/NURSERY/OFFICE 15' x 12'4" (4.57m x 3.76m)**

### GARDENS

**GARAGE 19'5" x 8'8" (5.92m x 2.64m)**

**ANNEXE 13'8" x 12' (4.17m x 3.66m)**

### TENURE

Freehold

### EPC

EER; C

### FLOORPLAN AND BROCHURE DISCLAIMER

All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on or form any part of a legal

contract. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Any boundary plans shown are purely for guidance only and not to be relied upon or form any part of the legal contract.

### VIEWING INFORMATION

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

### SANDS FINANCIAL MANAGEMENT

We offer impartial, whole of market mortgage advice and insurance products from a selected panel of providers. So whether you are a first-time buyer, buying to let or moving house, we will help you find the best deal. Please contact us on 01462 632222.

### 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.













