



PUTTERILLS

est. 1992

16 Coach Road, Henlow, SG16 6BU

Guide price £460,000

A stunning and beautifully presented extended four bedroom detached family home overlooking the cricket grounds.

This beautifully presented four bedroom home offers spacious family accommodation including three reception rooms, a large and very well fitted kitchen/breakfast room, four double bedrooms and family bathroom. The accommodation offers a good degree of flexibility with the third reception room currently being used as a play room, but would make a perfect home office or fifth bedroom if required. There is ample parking on the driveway and in the garage. The mature rear garden offers a good degree of privacy and being south facing benefits from the best of the day's sunshine. The property is located on the way to Champneys health and spa club and overlooks the cricket ground and park.

The property is also located in the heart of the sought after village of Henlow, close to the Hertfordshire/Bedfordshire border. Approximately 6.5 miles from Hitchin, 6 miles from Letchworth Garden City and 13 miles from Bedford. Arlesey railway station is easy cycling and walking distance at just over a mile away.

Henlow has two highly regarded schools, a number of local offices and businesses including a deli and tea room, post office, hairdressers and lake side fishing centre. The village also has three pubs and numerous parks and open spaces popular with families and dog walkers alike. The village offers a host of sports clubs and facilities including childrens activities.

ENTRANCE HALLWAY

SHOWER ROOM

SITTING ROOM 15'1" x 12'7" (4.60m x 3.84m)

DINING ROOM 12'7" X 11' (3.84m X 3.35m)

KITCHEN 10'5" x 15'11" (3.18m x 4.85m)

PLAYROOM/STUDY 12'5" x 7' (3.78m x 2.13m)

FIRST FLOOR

LANDING

BEDROOM ONE 12'10" x 11'11" (3.91m x 3.63m)

BEDROOM TWO 10'11" x 10'1" (3.33m x 3.07m)

BEDROOM THREE 10'9" x 8' (3.28m x 2.44m)

BEDROOM FOUR 11'3" x 7' (3.43m x 2.13m)

Maximum measurement.

FAMILY BATHROOM

OUTSIDE

REAR GARDEN

FRONT GARDEN

GARAGE 17'5" x 8'7" (5.31m x 2.62m)

TENURE

Freehold

EPC

EER: D

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

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.









PUTTERILLS

est. 1992

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

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.