



PRESTIGE & VILLAGE

UK's finest properties

3, VENTURE CROFT, HENLOW, SG16 6PE



GUIDE PRICE £340,000 -£350,000 Prestige and Village are Overjoyed to Welcome this Bloor Homes "THE DRAKE", Newly Built (2023) and SPACIOUS TWO BEDROOM SEMI DETACHED HOME with Driveway for TWO and EV CHARGER A Short Walk to the Village Shops situated on the Edge of the Lower Stondon. Features include, FITTED KITCHEN/DINER and Utility Area,, LOUNGE AREA, Downstairs Cloakroom, Two Double Bedrooms, FAMILY BATHROOM and ENSUITE, Gas Central Heating, 8 Years NHBC, Viewing Highly Recommended.

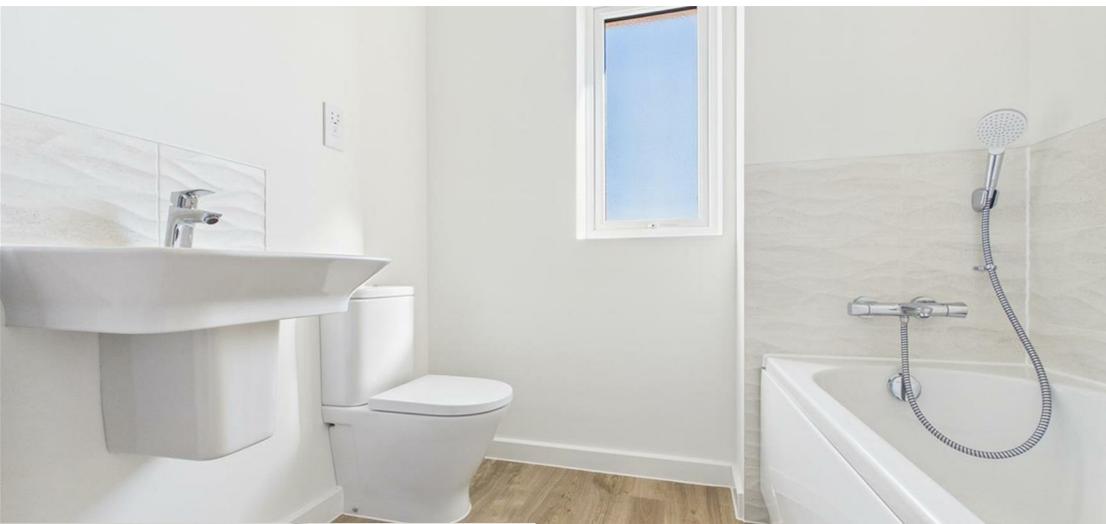
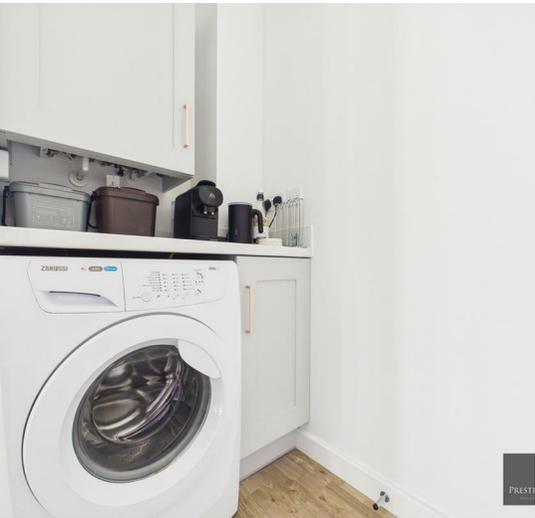



PRESTIGE & VILLAGE
Essex and Hertfordshire's finest properties





- Peacefully Located Newly Built "THE DRAKE" and Spacious Two Bedroom Semi Detached Home
- Driveway for Two Cars and EV Charger
- Short Walk to the Village Shops
- Fitted Kitchen/Diner and Utility Room
- Lounge Area
- Downstairs Cloakroom
- Two Double Bedrooms
- Family Bathroom and Ensuite
- Gas Central Heating
- 8 Years Remaining on NHBC





ENTRANCE HALLWAY

4'1 x 5'8 (1.24m x 1.73m)
Vinyl Flooring, Stairs to 1st Floor Landing, Solid Wood Door to Front Aspect, Stairs to 1st Floor Landing.

LOUNGE AREA

11'11 x 12'11 (3.63m x 3.94m)
Double Glazed Sash Window to Front Aspect, T.V Point, Heated Towel Rail, Understairs Cupboard, Nest Heating Control, Single Panel Radiator, Vinyl Flooring.



KITCHEN/DINER AND UTILITY AREA

11'10 x 10'4 (3.61m x 3.15m)
Vinyl Flooring, Roll Top Work Surfaces with Upstands, Resin Sink and Drainer, Stainless Steel Cooker Splash Back, Built in Gas Hob, Electric Oven, Dishwasher, and Fridge/Freezer. Utility Area - Space for Washing Machine, Roll Top Worksurfaces and Upstands, Wall Mounted Ideal Logic ESPI 35.

DOWNSTAIRS W.C

3'5 x 4'9 (1.04m x 1.45m)
Low Level W.C, Wash Basin with Mixer Tap and Tiled Splash Back, Vinyl Flooring, Single Panel Radiator.

LANDING

3'7 x 6'9 (1.09m x 2.06m)
Doors to all rooms, Loft Access.

BEDROOM ONE WITH ENSUITE

12'6 x 8'5 (3.81m x 2.57m)
Single Panel Radiator Double Glazed Sash Window to Front Aspect.

Ensuite - Vinyl Flooring, LED Spot Lighting, Shower Cubicle with Rainfall Shower, Double Panel Radiator, Tiled Splash Back, Extractor Fan.

BEDROOM TWO

10'11 x 8'4 (3.33m x 2.54m)
Single Panel Radiator, Double Glazed Window to Rear Aspect.

BATHROOM

6'10 x 7'10 (2.08m x 2.39m)
Low Level W.C, Wash Basin with Tiled Splash Back, Shaver Point, Double Glazed Window to Rear Aspect, Bath and Mixer Tap with Shower Attachment, Tiled Splash Back, Laminate Flooring, Heated Towel Rail.

REAR GARDEN

Patio Area, Timber Fencing, 6 x 4 Shed, Side Gated Access to the Front.

DRIVEWAY AND EV CHARGER

Driveway for Two Cars.

LOCAL INFORMATION

Venture Croft was built in 2023 by Bloor Homes and is a few minutes walk to Lower Stondon village shops, around the village you have access to the local parish of All Saints Church.

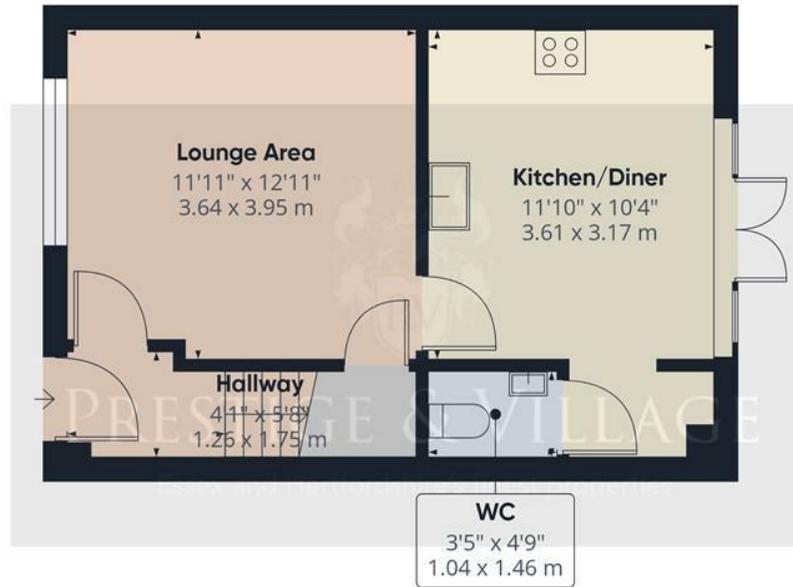
There a Train links to London St Pancras/Kings Cross from Arlesey Station, Hitchin and Letchworth.





Band C

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Why energy efficient - lower running costs				Why environmentally friendly - lower CO ₂ emissions			
101-155	A	83	96	101-155	A		
81-100	B			101-155	B		
61-80	C			101-155	C		
41-60	D			101-155	D		
21-40	E			101-155	E		
1-20	F			101-155	F		
1-20	G			101-155	G		
Not energy efficient - higher running costs		EU Directive 2002/91/EC		Not environmentally friendly - higher CO ₂ emissions		EU Directive 2002/91/EC	
England & Wales				England & Wales			



Floor 0

Approximate total area⁽¹⁾
681 ft²
63.4 m²



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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