



## Yardlens 77b Station Road

Lower Stondon, SG16 6JN

A beautifully presented modern detached house which was constructed in 2010 and set on an extensive plot measuring approximately 1.10 acres, which is part formal and part natural. **IMPORTANT:** The property currently has a shared access, but my client is in the process of acquiring ground to provide a new independent access from station road with dropped kerb and a brick outbuilding approx. 609 square feet (gross external and lean too shed).

**Guide price £850,000**

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- A tastefully presented and well-designed detached residence, with a generous 1.10 acre plot and 609 square foot (gross external) brick outbuilding
- Study/bedroom three with adjoining wet shower room
- Single integral Garage with additional parking in front
- Impressive entrance hall which leads to a dual aspect sitting room with vaulted ceiling
- Amazing principal bedroom, en suite shower room and balcony terrace with lovely garden views
- Lower Stondon features a golf course, nearby convenience stores, doctors surgery and places to eat
- Superb kitchen/Dining/Sun Room incorporating a double oven with combi grill, Induction hob, dishwasher and adjoining utility room
- Second bedroom with en suite bathroom and adjoining loft storage room
- Hitchin Town Centre: 5.7 miles, London Luton Airport 14 miles

## THE GROUND FLOOR

Entrance Lobby

Entrance Hall

14'5 x 13' (4.39m x 3.96m)

Sitting Room

20'3 x 13'1 (6.17m x 3.99m)

Kitchen/Dining/Sun Room

27'9 x 16'9 (8.46m x 5.11m)

Adjoining Utility Room

12'11 x 7'7 (3.94m x 2.31m)

Study/Bedroom Three

11'9 x 10'1 (3.58m x 3.07m)

Adjoining Shower/Cloak Room

## THE FIRST FLOOR

Galleried Landing

Principal Bedroom

20'10 x 13'11 (6.35m x 4.24m)

En Suite Shower Room

Balcony Terrace

Bedroom Two

20'9 x 8'5 (6.32m x 2.57m)

En Suite Bathroom

Loft Storage

11'10 x 10'8 (3.61m x 3.25m)

EXTERNALLY

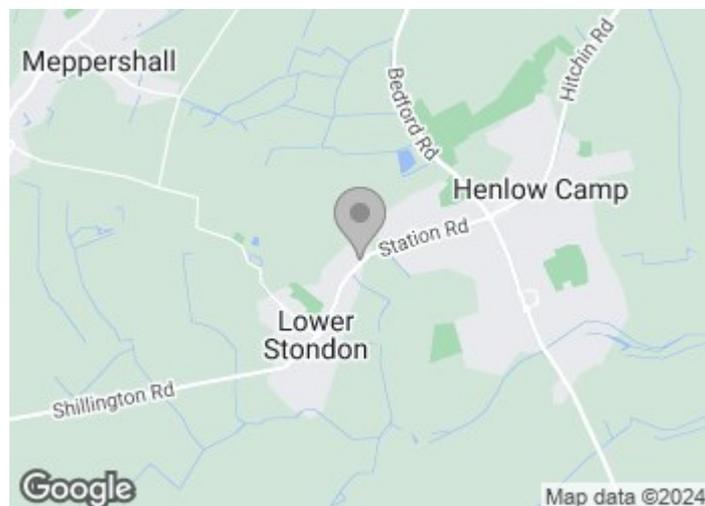
Integral Single Garage

18'3 x 10'8 (5.56m x 3.25m)

Summer House

9'8 x 7'9 (2.95m x 2.36m)

Extensive Plot



[Directions](#)



### Station Road

Approximate Gross Internal Area = 200.2 sq m / 2155 sq ft  
 Reduced Headroom = 4.4 sq m / 47 sq ft  
 Garage & Summer House = 25.3 sq m / 272 sq ft  
 Total = 229.9 sq m / 2474 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1002488)

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