



# Station Road

Lower Stondon, Beds SG16 6JP

CHRIS MACSWEENEY

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# Station road

Price - £699,950

**Hidden away! - This substantial chalet bungalow offers versatile family accommodation over two floors.**

Situated on a plot measuring approximately 1/6<sup>th</sup> of an acre, this is a deceptively large home offering just over 2000 square feet of versatile accommodation, suitable for a growing family. Excellent condition throughout.

## MEASUREMENTS

KITCHEN/BREAKFAST - 17'6 x 9'9 (5.33m x 2.97m) Plus 7'0 x 6'5 (2.13m x 1.96m)  
UTILITY ROOM - 10'1 x 6'5 (3.07m x 1.96m)  
LOUNGE - 17'6 x 14'6 (5.33m x 4.42m)  
DINING ROOM - 19'3 x 12'0 (5.87m x 3.66m)  
BEDROOM ONE - 13'1 x 11'3 (3.99m x 3.43m)  
ENSUITE - 9'9 x 5'9 (2.97m x 1.75m)  
BEDROOM TWO - 16'9 x 9'5 (5.11m x 2.87m)  
BEDROOM THREE - 14'1 x 12'2 (4.29m x 3.71m)  
BEDROOM FOUR - 13'3 x 7'0 (4.04m x 2.13m)  
BEDROOM FIVE - 14'1 x 7'8 (4.29m x 2.34m)  
BATHROOM - 10'0 x 5'9 (3.05m x 1.75m)  
GARDEN 80 x 50 (24.38m x 15.24m)

## Ground Floor Accommodation

A far reaching entrance hall - accommodating a double airing/boiler cupboard and an independent cloakroom - gives access to almost all ground floor rooms including a kitchen/breakfast with adjacent utility room and personal door to the garage, a usefully large dining room, lounge with doors to the garden, bedroom one with a shower ensuite, bedroom two with dual aspect windows, bedroom four (used as a study) and a four piece family bathroom with separate shower and bath. A central turning staircase gives access to:

## First Floor Accommodation

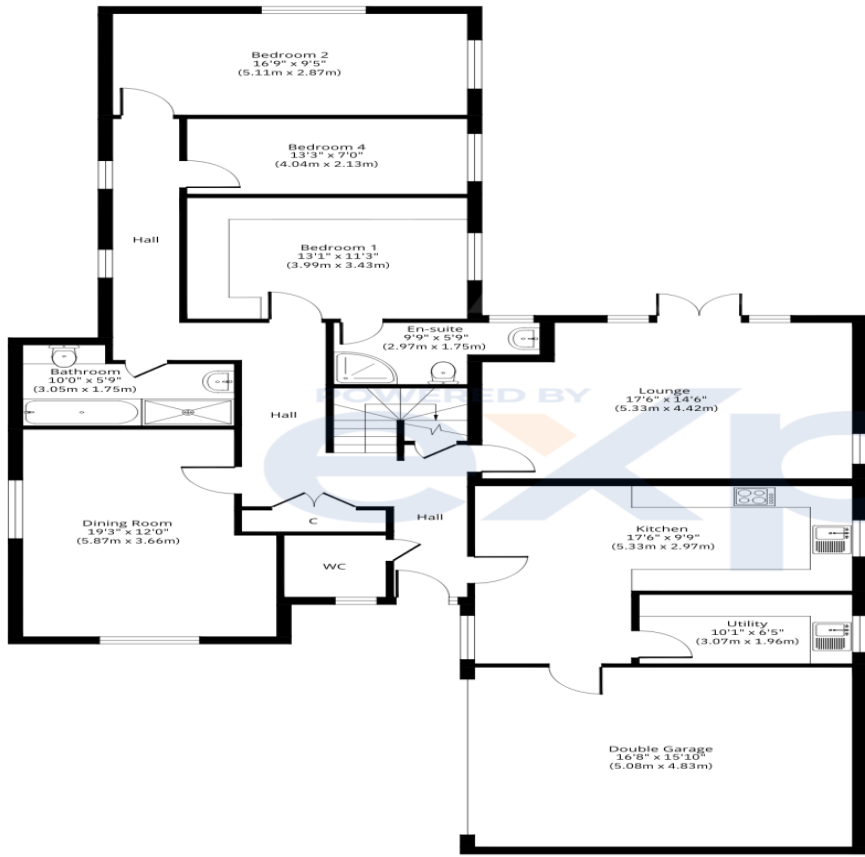
Both bedrooms to this floor have 'Velux' windows with underfloor plumbing in place to change bedroom five into a bath/shower room if required.

## Outside

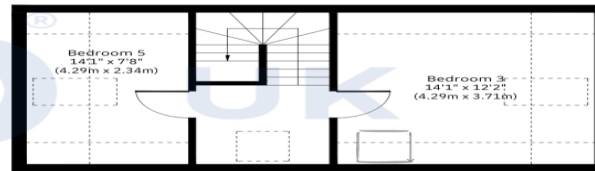
An enclosed rear garden measuring approx. 1/10<sup>th</sup> of an acre in addition to a substantial patio area. Block paved parking to the front for three cars leading to a double garage with electric door and a wealth of roof storage above.



Call Chris MacSweeney to arrange a viewing on 07468 48 88 18



Ground Floor  
Approximate Floor Area  
1527 sq. ft.  
(179.02 sq. m)



First Floor  
Approximate Floor Area  
377 sq. ft.  
(35.02 sq. m)

Approx. Gross Internal Floor Area 2305 sq. ft / 214.14 sq. m

Illustration for identification purposes only, measurements approximate and not to scale, unauthorized reproduction is prohibited.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.