

WELCH'S CLOSE

WELCH'S CLOSE, HENLOW,
BEDFORDSHIRE, SG16 6NQ

Beautifully built three bedroom shared ownership houses
located in the sought-after village of Henlow close to the
borders of Bedfordshire and Hertfordshire.

WELCOME

Situated off the High Street in Henlow and conveniently positioned for Arlesey Station, Welch's Close is the perfect location for modern country living with easy commuting.

The local area

The attractive village of Henlow village dates back as far as the 11th century and offers a wide variety of local amenities right on the doorstep. Welch's Close has the charm of village life and is a fantastic location for modern living, whilst providing easy access to the larger nearby towns of Hitchin, Letchworth, Biggleswade and Bedford.

Visit Henlow Grange for a spot of pampering. This former Cistercian monastery is now home to the Champneys Henlow



health spa, set in 150 acres of beautiful countryside on the edge of the village. The village also benefits from several small independent shops as well as a post office, hairdressers, delicatessen and tea rooms. Local village pubs include the Five Bells, the award-winning Engineers Arms and The Crown with a traditional pub garden.

Henlow Park offers acres of green open space to enjoy and you can also enjoy a variety of events, classes and activities held at its Pavilion. The village is also home to a range of sports facilities and children's clubs, together with regular community social events, including the popular bi-annual Henlow Summer Ball.

SPECIFICATION Homes elegantly crafted to match your lifestyle.

Kitchen/dining room

- Contemporary fitted kitchen units with worktops
- Integrated washing machine, dishwasher and fridge freezer
- Built-in single electric oven and gas hob
- Stainless steel extractor hood
- Stainless steel splashback to hob
- Stainless steel 1.5 bowl sink with single drainer
- Vinyl flooring

Bathroom

- White bathroom suite
- Chrome heated towel rail
- Glass shower screen
- Thermostatic shower over bath
- Shaver socket
- Ceramic wall tiles around bath and as splashback to basin
- Vinyl flooring



Cloakroom

- White sanitary ware
- Ceramic wall tiles as splashback to basin
- Vinyl flooring

Interiors

- Carpet to all living areas
- Smoke detector
- Carbon monoxide detector
- Vaillant combi boiler

- Gas central heating
- BT phone socket to living room and master bedroom
- TV points to living room and master bedroom

Exteriors

- Double glazed UPVC windows
- Turf and patio to rear garden
- Two parking spaces
- 125 year lease
- 12 year Build Zone warranty

FLOOR PLAN



Plot 20

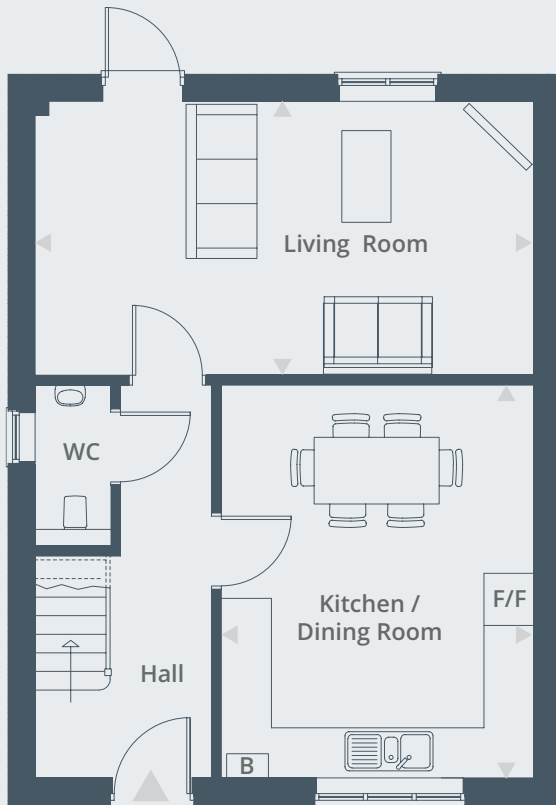
Plot 19

3 BEDROOM HOUSES

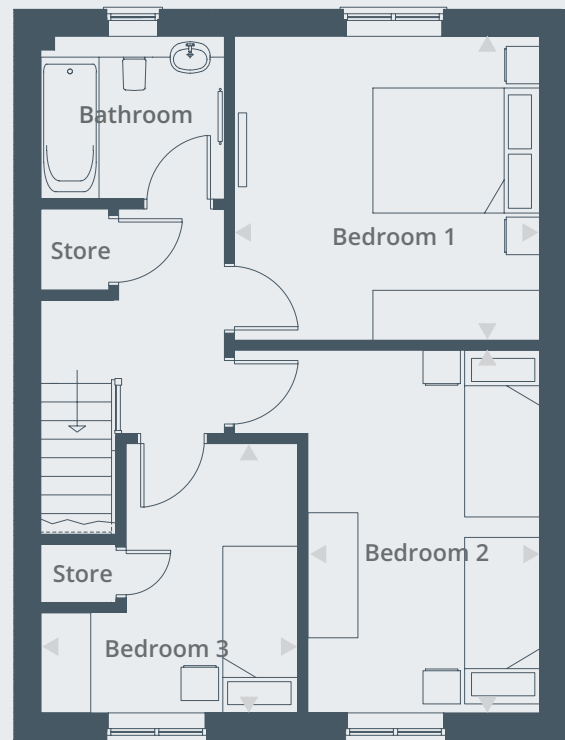
Plot 19* | 3 Welch's Close, Henlow, Bedfordshire SG16 6NQ

Plot 20 | 1 Welch's Close, Henlow, Bedfordshire SG16 6NQ

* Plot 19 is handed from the plan drawn



Ground Floor

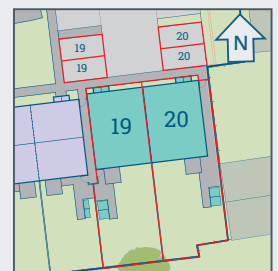


First Floor

Dimensions

Living Room	6.04 x 3.32m	19' 10" x 10' 11"
Kitchen / Dining Room	4.75 x 3.79m	15' 7" x 12' 5"
Bedroom 1	3.71 x 3.68m	12' 2" x 12' 1"
Bedroom 2	4.39 x 2.83m	14' 5" x 9' x 3"
Bedroom 3	3.27m x 3.12m	10' 9" x 10' 3"

Total Area 96 m² / 1,033 ft²



Room dimensions are indicative only

SITE PLAN



● 3 Bedroom Houses

LOCATION MAP

Location details

Henlow enjoys easy access to the nearby towns of Biggleswade, (6.5 miles), Letchworth, (6.4 miles) and Hitchin, (6.5 miles).

The A1 is within easy reach, providing access north towards Peterborough, or south to London. The county town of Bedford is just 14 miles drive from Welch's Close.

Arlesey railway station on the Thameslink line is only 1.5 miles from Welch's Close with trains to London St Pancras station in just 39 minutes.

For international travel, London Luton Airport is a 15 mile drive and London Stansted Airport is also within easy reach, just 32 miles from Welch's Close.



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We take every care to ensure that the correct information is given. We hope you find it useful, however complete accuracy is not guaranteed and the information is expressly excluded from any contract. Design and layout details are subject to Local Authority approval and all room sizes are approximate dimensions. We would like to point out that the computer-generated images, floor plans, sizes, specification and any other layouts are for guidance only.

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