



Long Close Station Road, Lower Stondon - SG16 6JS

Guide Price £160,000



HARVEY  
ROBINSON

- DETACHED PARK HOME
- TWO BEDROOMS
- OPEN PLAN KITCHEN / DINING / LIVING ROOM
- MODERN FAMILY BATHROOM
- WELL PRESENTED THROUGHOUT
- GARAGE AND DRIVEWAY
- WELL MAINTAINED REAR GARDEN
- QUIET CUL-DE-SAC LOCATION
- VIEWINGS HIGHLY RECOMMENDED
- WALKING DISTANCE TO LOCAL AMENITIES

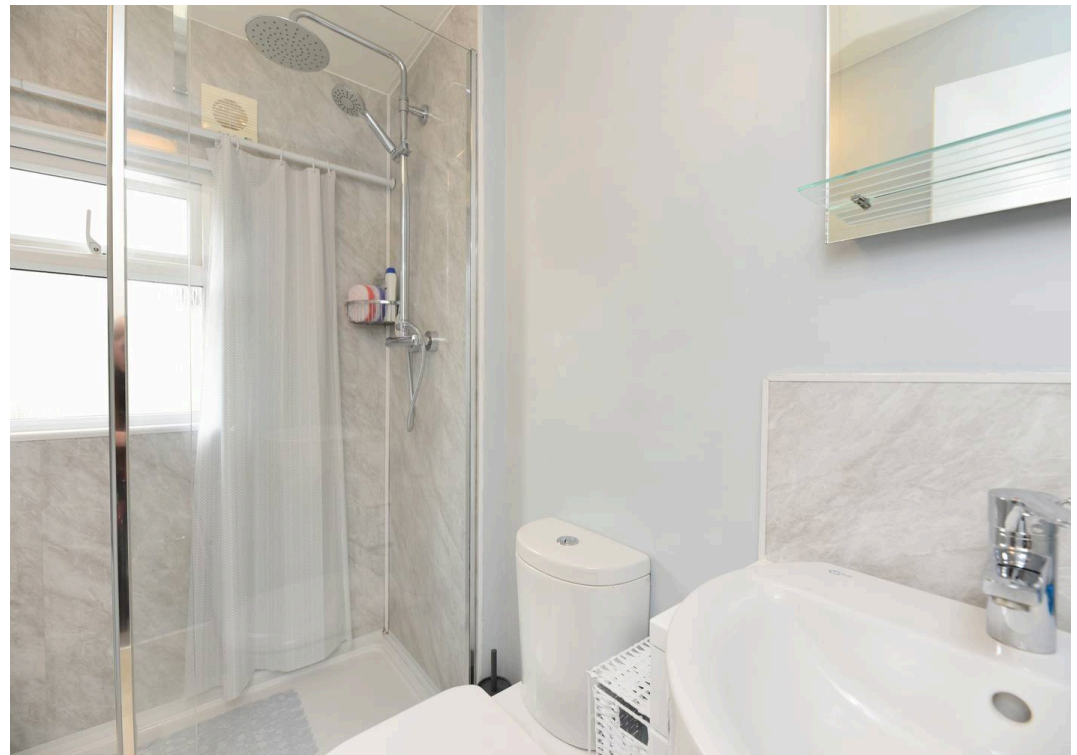
#### LOCATION AND AMENITIES

Lower Stondon is a popular Bedfordshire village offering a range of local amenities, including a convenience store, a village hall, and well-regarded schools. The village enjoys a welcoming community atmosphere whilst providing easy access to the neighbouring market towns of Hitchin, Shefford, and Biggleswade.

For commuters, excellent transport links are available via the nearby A1(M), providing convenient access both north and south. Mainline railway stations can be found in nearby Hitchin and Arlesey, offering regular services into London King's Cross and St Pancras International, making the location ideal for those seeking a balance between village living and connectivity.

Surrounded by attractive countryside and benefiting from a range of local amenities, Lower Stondon offers a desirable lifestyle for a variety of purchasers. The combination of well-presented accommodation, generous outdoor space, and a sought-after village location makes this a fantastic opportunity. Early viewing is highly recommended and can be arranged through our Biggleswade office.





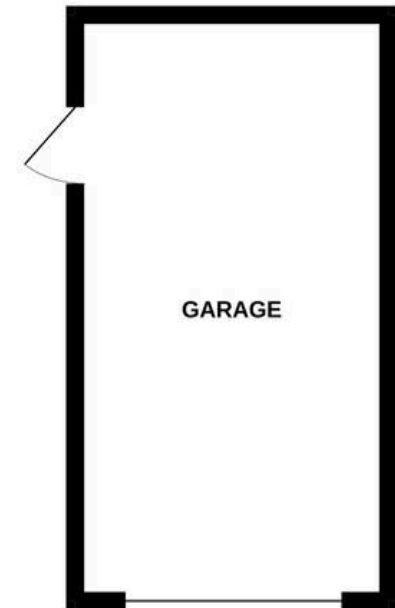
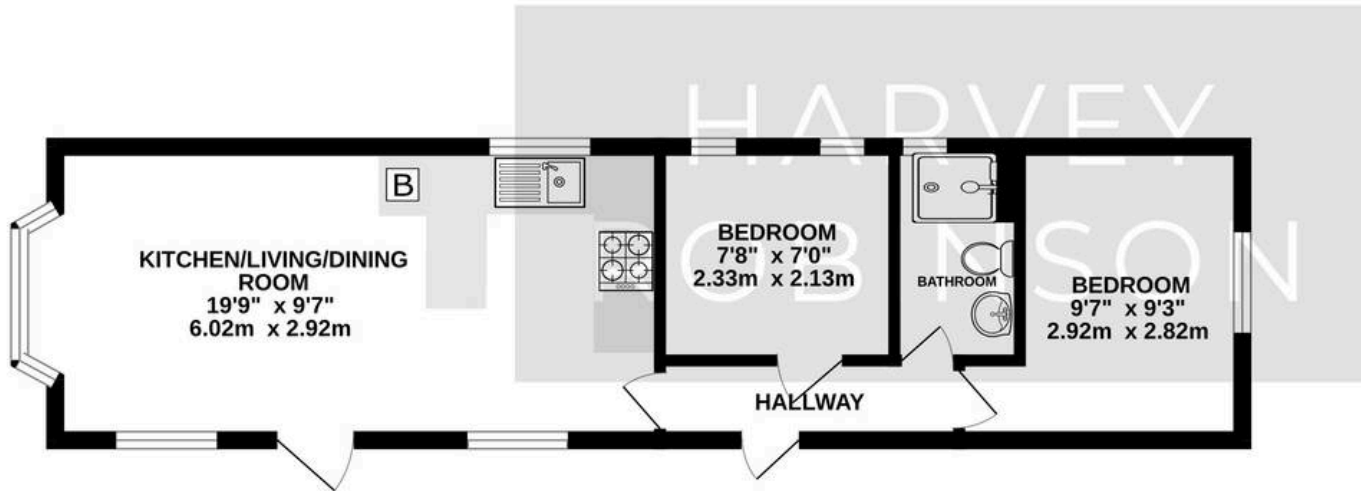
We are delighted to offer for sale this well-presented two-bedroom park home, situated within the highly regarded Regency Court development on Long Close, Lower Stondon. Occupying a peaceful position within this small and friendly community of approximately 30 single and double park homes, the property offers comfortable and modern accommodation throughout. Ideally suited to those looking to downsize without compromising on living space, the home further benefits from attractive outdoor space and excellent parking facilities, all within a desirable village setting. The accommodation comprises a bright and spacious open-plan kitchen, dining, and living area, creating a welcoming and sociable space perfect for both everyday living and entertaining. There are two bedrooms and a modern family bathroom finished to a high standard.

Externally, the property benefits from a good-sized rear garden, providing an excellent space for relaxing, gardening, or entertaining guests. Further advantages include a garage and a driveway, offering ample off-road parking.



GROUND FLOOR  
376 sq.ft. (34.9 sq.m.) approx.

GARAGE  
196 sq.ft. (18.2 sq.m.) approx.



TOTAL FLOOR AREA : 572 sq.ft. (53.1 sq.m.) approx.  
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## FAQ'S

Property Tenure: Leasehold

Property Built: 1981-1990

Council Tax Band: A

Lease length:

Service Charge: £228.5pcm (including ground rent)

Communal Garden Aspect: North / East

Primary School Catchment: Stondon Lower School /  
Robert Bloomfield Academy

Secondary School Catchment: Samuel Whitbread  
Academy

Postcode for SatNav: SG16 6JS

What3Words Location: ///proofread.snowballs.chimp

## SERVICES

Heating: Gas Central Heating

Electricity: Mains

Water: Mains

Sewage: Mains

Broadband: TBC

## TRAVEL

Distance to A1: 3.0 miles

Arlesey Railway Station: 3.5 miles

Cambridge: 27.0 miles

Bedford: 14.6 miles

London: 47.0 miles

