



Broad Oak Way, Stevenage, Hertfordshire. SG2 8RA

- UPPER CHAIN INPLACE
- END OF TERRACE HOUSE
- GARAGE AND DRIVEWAY FOR MULTIPLE CARS
- STUNNING NEW FOUR PIECE BATHROOM FITTED IN 2025
- BEAUTIFUL FITTED KITCHEN WITH INTEGRATED APPLIANCES AND STONE WORKSURFACE
- SOUTH EASTLY FACING, LARGER THAN AVERAGE REAR GARDEN
- NEW WINDOWS AND DOORS IN 2018
- SEPARATE DINING ROOM
- SEPARATE UTILITY ROOM
- CLOSE TO AMENITIES AND GOOD SCHOOLS



PROPERTY DESCRIPTION

With the upper chain in place, we do not expect this three bedroom, end of terrace, family home to be around long. The property has been finished a high standard throughout and ready to move into. The property comprises, entrance hallway, refitted kitchen with integrated appliances and stone worksurface, large 'L' shaped lounge, dining room, utility room, three good size bedrooms and beautiful refitted bathroom.

Outside; the front of the property has parking for multiple cars, a garage and larger than average south easterly facing rear garden.

Broad Oak Way is positioned in Broadwater, South Stevenage; close to lots of amenities, good schools and road links including the A1m and A602.

Roebuck Primary School 0.1 miles

St. Margret Clitherow 0.1 miles

Local shops and Tesco Superstore 0.2 miles

Roebuck Doctors surgery 0.3 miles

Barnwell Secondary School 0.6 miles

A1m Junction 7 0.6 miles

Stevenage Train Station 1.1 miles

Stevenage Town Centre 1.2 miles



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALLWAY

Stepping through the composite front door with sidelights, it sets the standard of what to expect. The entrance hallway has fitted storage with stone worksurface. Doors to the lounge, utility room and open to the kitchen. Stairs to the first floor with storage underneath. Vertical radiator.

KITCHEN

3.65m x 2.37m (12' 0" x 7' 9")

Fitted Gloss kitchen with handle less doors comprising a range of wall and base units with worksurface over. Integrated appliances including fridge/freezer and dishwasher. Oven, five ring gas hob with extractor over. One and half bowl sink with drainer and waste disposal. Window to the front aspect.

LOUNGE

4.3m x 5.75m (14' 1" x 18' 10") MAX

'L' shaped lounge with media wall, downlights and side lights to create different ambiances. Patio doors leading to the garden. Open to the dining room. Radiator.

DINING ROOM

2.41m x 2.71m (7' 11" x 8' 11")

Perfect space for dining table with window to the rear aspect. Radiator.

UTILITY ROOM

1.6m x 3.02m (5' 3" x 9' 11")

Range of wall and base unit with worksurface over. Space for tumble dryer. Door to the rear garden.

FIRST FLOOR

FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Access to the loft via a hatch and pull down ladder. (the loft is mainly boarded and houses the boiler) Window to the front aspect.

BEDROOM ONE

4.23m x 3m (13' 11" x 9' 10")

Double bedroom with two windows to the rear aspect. Radiator and downlights.

BEDROOM TWO

3.17m x 3m (10' 5" x 9' 10")

Double bedroom with window to the rear aspect. Radiator and downlights.

BEDROOM THREE

2.63m x 2.43m (8' 8" x 8' 0")

Single bedroom with window to the front aspect. Radiator.

BATHROOM

2.94m x 2.34m (9' 8" x 7' 8")

Refitted in 2025 to include a four piece suite, fully tiled walls and floor. Side panel bath with mixer taps and hand attachment, vanity wash hand basin with Led mirror above, enclosed cistern W/C and walk in shower with waterfall shower head. Heated towel Radiator and underfloor heating. Window to the front aspect.

EXTERIOR

DRIVEWAY

Mainly shingled with space to fit multiple cars. Access to the garage. Side gate access to the rear garden.

GARAGE

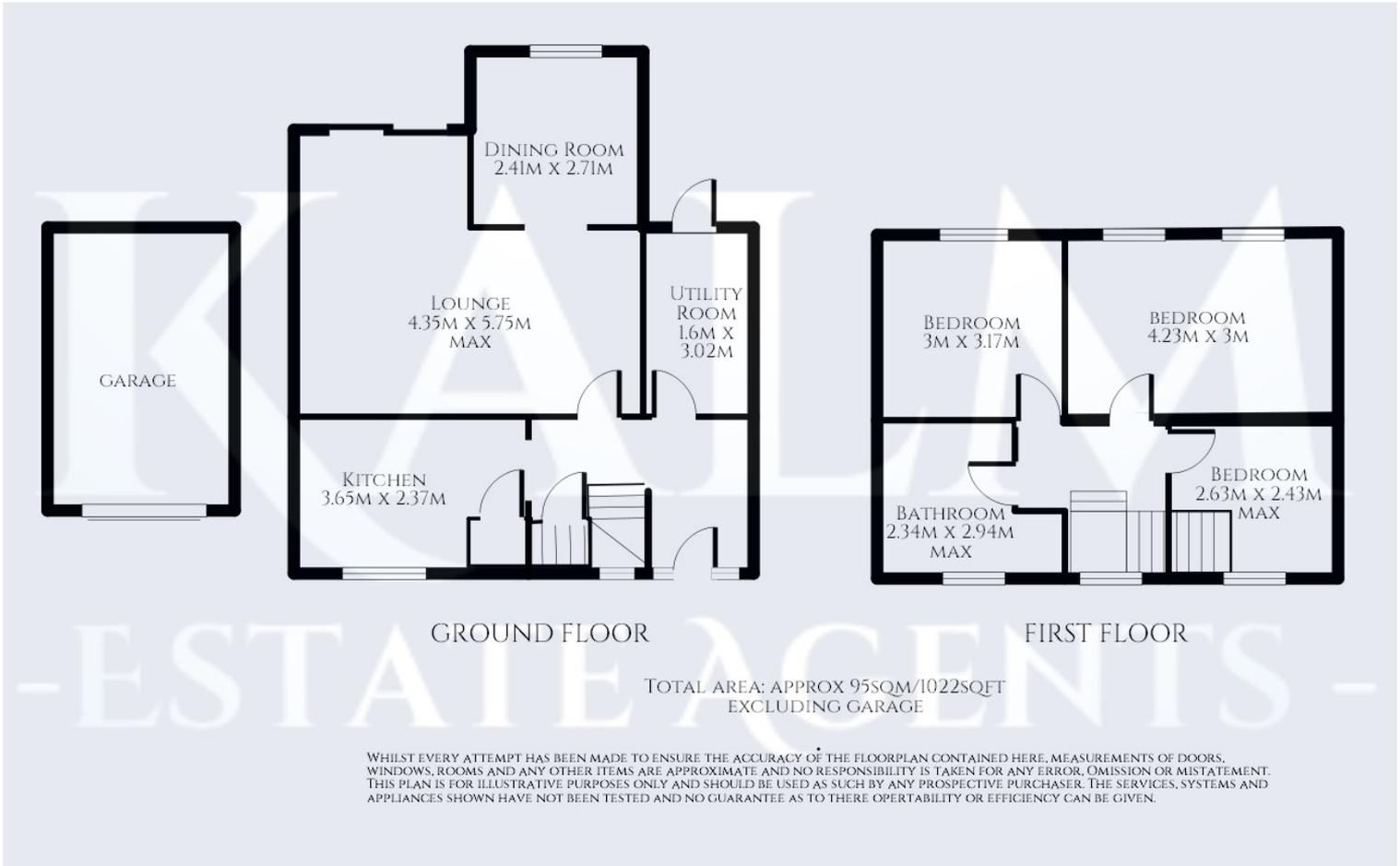
Up and over door.

REAR GARDEN

Larger than average, south easterly facing rear garden. Mainly laid to lawn with patio area.



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	70	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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