



Hertford Road, Stevenage, Hertfordshire. SG2 8SA

- DETACHED
- THREE DOUBLE BEDROOMS
- LARGE DRIVEWAY FOR MULTIPLE CARS
- CONSERVATORY
- LARGE ENTERTAINING KITCHEN/BREAKFAST ROOM
- SINGLE GARAGE
- DOWNSTAIRS SHOWER ROOM AND UPSTAIRS BATHROOM
- PANTRY AND UTILITY ROOM
- NEW BOILER 2025
- HERTFORD ROAD LOCATION



PROPERTY DESCRIPTION

A rarely available three bedroom detached family home is located on the popular Hertford Road in Stevenage. This property is a fantastic size and finished beautifully - it has to be seen to be appreciated.

On the ground floor you are welcomed into an entrance hallway, which provides access to a show stopping kitchen/diner which also opens into the conservatory, a good size lounge, double ground floor bedroom and shower room. Upstairs there are a further two double bedrooms which are both have fitted wardrobes and a modern family bathroom.

The large rear garden has access from the side and benefits from access into the utility room and garage.

Hertford Road is a desired road to live within and benefits from being within walking distance to the following amenities:

MARYMEAD MEDICAL PRACTICE 0.2 Miles

LOCAL SHOPS 0.2 Miles

SHEPHALBURY PARK SCHOOL 0.4 Miles

TESCO SUPERSTORE 0.6 Miles

KNEBWORTH TRAIN STATION 0.9 Miles



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALLWAY

1.566m x 4.842m (5' 2" x 15' 11")

A lovely wide welcoming entrance leading into the hallway with beautifully laid Parque flooring. Radiator. Doors to all ground floor rooms. 'U' shaped stairs to the first floor with window to the side aspect and storage cupboard underneath.

LIVING ROOM

3.545m x 5.956m (11' 8" x 19' 6")

With the same Parque flooring running seamlessly into this good size lounge. Bay window to the front aspect. Radiator and electric fire.

BEDROOM THREE

2.380m x 4.555m (7' 10" x 14' 11")

Double bedroom with window to the front aspect, Radiator and half size storage cupboard.

KITCHEN/ BREAKFAST ROOM

7.226m x 3.510m (23' 8" x 11' 6")

A fantastic size entertaining room finished with a stunning handle less fitted kitchen with light grey fronts comprising of a full height cupboard, base units and draws with Stone work surface over and upstands. Inset sink and mixer tap. Integrated dishwasher and full height fridge and freezer. Eye level double oven, electric hob and extractor over. Walk in Pantry cupboard which also houses the new boiler (fitted in 2025). Two vertical radiators. Space for large dining table. Open into the conservatory. Patio doors into the garden.

CONSERVATORY

3.858m x 3.918m (12' 8" x 12' 10")

Open from the kitchen, this room provides a great relaxing area when entertaining guests. A sleek vertical radiator ensures it stays a good temperature. Windows to all sides.

SHOWER ROOM

1.570m x 2.407m (5' 2" x 7' 11")

Walk in wet room shower with tiled flooring and modern panel walls. Mixer shower with overhead shower and hand attachment, Vanity wash hand basin and enclosed cistern. Window to the rear aspect. Heated towel radiator. Loft access.

FIRST FLOOR

FIRST FLOOR LANDING

Doors to the two double bedrooms and bathroom. Access to the loft via a hatch.

MASTER BEDROOM

4.952m x 3.816m (16' 3" x 12' 6")

A lovely bright double bedroom with two double wardrobes running the width of the bedroom. Window to the front aspect, storage cupboards and access into the eaves storage.

BEDROOM TWO

3.852m x 2.735m (12' 8" x 9' 0")

Another good size double bedroom with double and single fitted wardrobes. Window to the rear aspect. Radiator. Door into the eaves storage.

BATHROOM

2.807m x 2.075m (9' 3" x 6' 10")

Fully tiled bathroom comprising side panel bath with mixer tap and hand attachment, wash hand basin and w/c. Window to the rear aspect. Heated towel radiator. Storage cupboard housing the hot water tank.

EXTERIOR

DRIVEWAY

A large block pave driveway provides ample off street parking for multiple cars.

GARAGE

Single garage with up and over door. Door leading into the utility room.

UTILITY ROOM

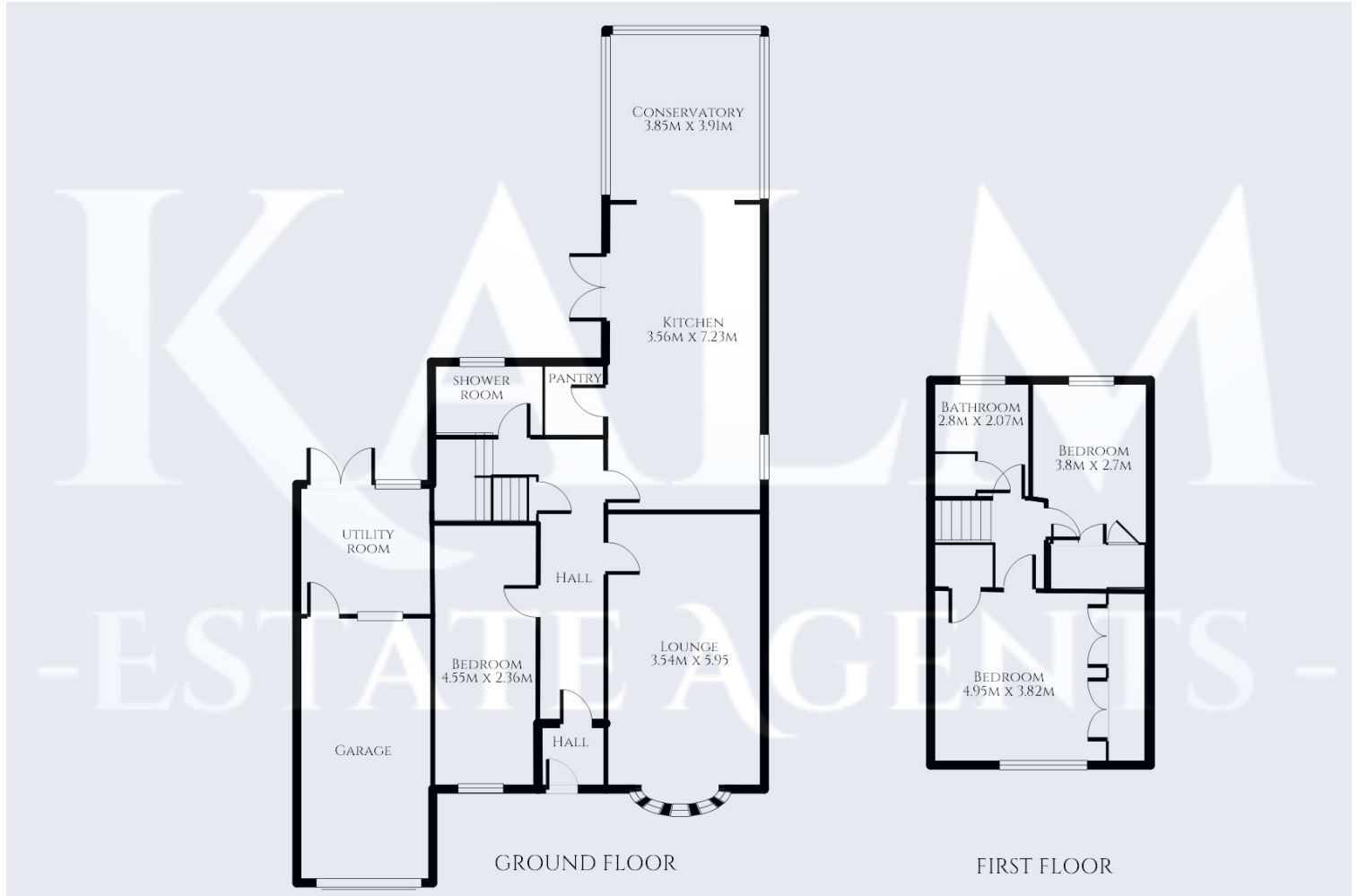
A great additional space for washing machine and tumble dryer and plenty of storage.

REAR GARDEN

Beautiful fully enclosed rear garden with large patio area leading to the lawn area.



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Stevenage
 29, Shephall Green, Stevenage, SG2 9XS
 01438 572020
 linzi.davis@kalmestategents.co.uk