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**Sandown Road**

Approximate Gross Internal Floor Area : 144.70 sq m / 1557.53 sq ft  
(Excluding Garage)  
Garage : 15.80 sq m / 170.06 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

**Ground Floor**

**First Floor**

**Energy Efficiency Rating**

Rating	Score	Cost Category
A	92+	Very energy efficient - lower running costs
B	81-91	
C	69-80	
D	55-68	
E	39-54	
F	21-38	
G	1-20	Not energy efficient - higher running costs

Current: **82** Potential: **89**

EU Directive 2002/91/EC



40 Sandown Road, Stevenage, Hertfordshire SG1 5SF

Offers in excess of £525,000 Freehold

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**Description**

Sandown road is an attractive, private location within the Martins Wood area of Stevenage. This is a very large four bedroom detached property situated on a large, wrap around plot. Benefits include large frontage a generous size rear garden and garage attached.



The property has undergone a large extension and now offers extremely large living accommodation. Please note this property is offered CHAIN FREE!

The accommodation comprises of spacious entrance hall with doors to downstairs cloakroom and stairs leading up to first floor. In addition to this there is a fabulous living room to the rear of the property which has doors onto the conservatory.



To the front of the property there is an additional reception room which has dual aspect windows allowing lots of natural light to flood the room.

The kitchen is also of a generous size and has plenty of cupboard space with views over the front.



Upstairs there are four generous size bedrooms the master benefiting from fitted wardrobes, as does bedroom two. The main bathroom comprises of shower cubicle, wash basin and W/C.

Council Tax band E

