



Oakwood Close, Stevenage, Hertfordshire. SG2 9QS

- BEAUTIFUL REAR GARDEN BACKING ONTO THE WOODS
- GARAGE AND DRIVEWAY
- THREE DOUBLE BEDROOMS
- GROUND FLOOR CLOAKROOM
- SEMI DETACHED HOUSE
- RE-FITTED FIRST FLOOR SHOWER ROOM
- TWO RECEPTION ROOMS
- CONSERVATORY
- POTENTIAL TO EXTEND (STPP)
- SOUGHT AFTER LOCATION
- NO UPWARD CHAIN



PROPERTY DESCRIPTION

***GUIDE PRICE £425,000 - £450,000 ***

This much loved family home has been owned by the same family for over 60 years. It's been very well maintained and is in a move in ready condition. It's not overlooked to the front or the rear. The house offers two reception rooms plus a modern conservatory, three double bedrooms and a re-fitted shower room and a downstairs cloakroom. There is a small kitchen and utility room which would benefit from some re-modelling. The rear garden is beautifully presented and offers a patio seating area, greenhouse, two sheds and an abundance of mature shrubs and flower beds. The front has ample off road parking and access into the single garage. The area of Shephall in Stevenage has good local amenities to include:

Local Shops 0.3 miles

Sainsburys Supermarket 0.8 miles

Shephall Doctors Surgery 0.3 miles

Fairlands Valley Park 1.4 miles

Barnwell Secondary 0.6 miles

Marriotts Secondary School 1.2 miles

Town Centre 2.1 miles

A1m Junction 7 1.7 miles

Stevenage Train Station 2.3 miles



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALLWAY

A large airy entrance hall with stairs leading to the first floor landing. Two storage cupboards and doors into the kitchen, lounge and cloakroom. Radiator.

LOUNGE

3.24m x 4.0m (10' 8" x 13' 1")

A feature fireplace with gas fire, doors into the conservatory and opens up via an archway into the dining room/second reception room. Radiator.

DINING ROOM / RECEPTION TWO

3.54m x 4.0m (11' 7" x 13' 1")

A window to the front aspect and archway into the lounge. Radiator.

CONSERVATORY

2.48m x 3.44m (8' 2" x 11' 3")

A modern addition to the house with French doors opening out onto the garden. Carpet and Radiator.

KITCHEN

2.29m x 2.57m (7' 6" x 8' 5")

A small but well fitted kitchen with a range of wall and base units. Space for a cooker and fridge/freezer. Tiled flooring. Door leading into the utility space and garage.

UTILITY ROOM

0.99m x 4.89m (3' 3" x 16' 1")

Running alongside the kitchen and garage, this space is currently used for storage and has doors to the rear garden and into the garage.

CLOAKROOM

1.07m x 1.94m (3' 6" x 6' 4")

A vanity wash hand basin and closed coupled WC. Window to the front aspect. Towel heater and tiled flooring.

FIRST FLOOR

FIRST FLOOR LANDING

A boxed in wall mounted combination boiler. Access to the loft via a hatch. Doors leading into the three bedrooms and shower room. Window to the side aspect.

BEDROOM ONE

3.43m x 3.78m (11' 3" x 12' 5")

A good sized double bedroom with window to the rear aspect offering views over woodland. Fitted wardrobes. Radiator.

BEDROOM TWO

2.97m x 3.42m (9' 9" x 11' 3")

A double bedroom with window to the front aspect. Fitted wardrobes. Radiator.

BEDROOM THREE

2.42m x 2.65m (7' 11" x 8' 8")

A small double bedroom with window to the front aspect. Radiator.

SHOWER ROOM

2.15m x 2.36m (7' 1" x 7' 9")

A re-fitted shower room with window to the rear aspect. Comprising; a shower cubicle, range of vanity units and wash hand basin and a closed coupled WC. Fully tiled walls and flooring. Towel heater,

EXTERIOR

REAR GARDEN

A fully stocked and beautifully presented rear garden with large patio seating area, two sheds and a greenhouse. Artificial lawned area keeps this lovely garden easy to maintain.

GARAGE

2.73m x 5.72m (8' 11" x 18' 9")

A good size garage which has power and plumbing for the washing machine. Window to the rear aspect and door into the utility space.

FRONT DRIVEWAY

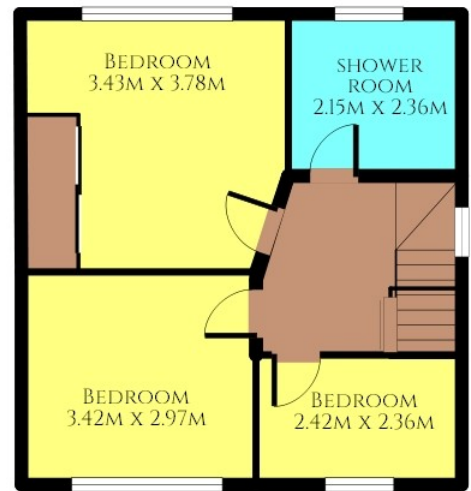
A block paved driveway with dropped kerb and space to currently park one vehicle. There is a shingled area to the front of the house which could accommodate a further two vehicles.



FLOORPLAN & EPC



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	65	
(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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