



Broad Oak Way, Stevenage, Hertfordshire. SG2 8RA

- CHAIN FREE
- THREE BEDROOMS
- UTILITY ROOM
- DRIVEWAY FOR MULTIPLE CARS
- FOUR PIECE BATHROOM SUITE
- GOOD SIZE REAR GARDEN
- CLOSE TO A1M AND A602
- CLOSE TO AMENITIES



PROPERTY DESCRIPTION

This fantastic three bedroom house in Broad Oak Way, Broadwater, Stevenage is being sold CHAIN FREE. The property comprises; lounge, kitchen, utility room, three bedrooms and four piece bathroom. To the front of the property is a driveway for multiple cars and to the rear of the property is fully enclosed with patio and grass area.

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

Roe buck Primary School (Good) 0.1 miles

St. Margret Clitherow (Outstanding) 0.1 miles

Local shops and Tesco Superstore 0.2 miles

Roebuck Doctors surgery 0.3 miles

Barnwell Secondary School (Good) 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

Doors to lounge and utility room, opening to kitchen. Stairs to first floor with storage space underneath. Radiator.

KITCHEN

2.83m x 2.4m (9' 3" x 7' 10")

Fitted kitchen comprising; range of base units, integrated dishwasher, washing machine and fridge. Oven, gas hob with extractor over.

Window to the front aspect.

LOUNGE

5.75m x 4.29m (18' 10" x 14' 1")

'L' Shaped lounge with French doors leading to the rear garden. Radiator.

UTILITY ROOM

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

Door leading to the rear garden.

FIRST FLOOR

FIRST FLOOR LANDING

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

BEDROOM ONE

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

Double bedroom with two windows to the rear aspect. Radiator. Downlighting.

BEDROOM TWO

3.17m x 3.01m (10' 5" x 9' 11")

Double bedroom with window to the rear aspect. Radiator.

BEDROOM THREE

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

Single bedroom with window to the front aspect. Radiator.

BATHROOM

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

Four piece bathroom comprising side panel bath, shower enclosure, wash hand basin and w/c. Window to the front aspect. Downlighting.

EXTERIOR

FRONT GARDEN

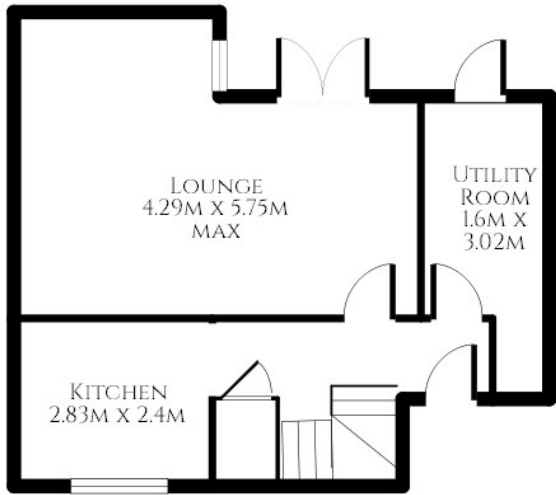
Driveway for multiple cars with lawn area.

REAR GARDEN

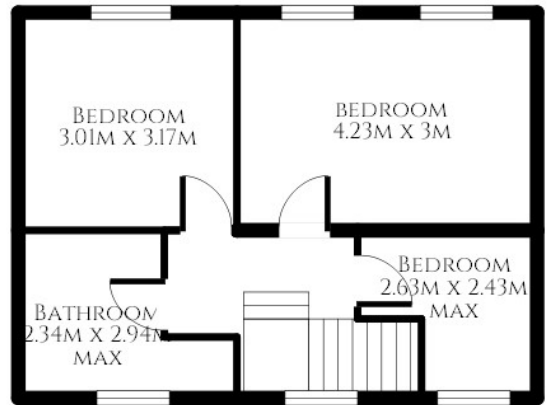
Fully enclosed rear garden with lawn area.



FLOORPLAN & EPC



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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