



Burghley Close, Stevenage, Hertfordshire. SG2 8SX

- CHAIN FREE
- END OF TERRACE HOUSE
- GARAGE AND OFF STREET PARKING
- THREE BEDROOMS
- STUDIO OUTBUILDING WITH UNDERFLOOR HEATING
- SEPARATE DINING ROOM
- DOWN STAIRS CLOAKROOM
- COMBINATION BOILER
- WEST FACING REAR GARDEN
- ALONGSIDE STEVENAGE BROOK



PROPERTY DESCRIPTION

Being sold Chain free, this three bedroom, semi-detached family home is located in Burghley Close; a quiet cul-de-sac in the popular area off the Hertford Road in Stevenage.

On the ground floor you are welcomed into an entrance hallway, which provides access to the integral garage, a useful separate storage area and the lounge. The lounge opens to; a separate dining room with French doors to the garden, fitted kitchen, downstairs w/c and stairs to the first floor. Upstairs there are three well maintained bedrooms, 2 doubles and 1 single size. The largest benefitting from fitted wardrobes. The modern family bathroom has a bath with overhead shower and step in access to the bath for convenience.

The West facing rear garden has access from the side and benefits from a large studio with underflooring heating currently with two separate rooms.

Burghley Close is located off the desirable, Hertford Road and close to the following amenities:

Local Shops 0.2 Miles

Shephalbury Park Primary School 0.3 Miles

Barnwell Secondary 0.7 Miles

Knebworth train station 1.0 Miles

A1m 1.3 Miles

Stevenage Town Centre 1.2 Miles

Stevenage Train Station 1.9 Miles



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALLWAY

Door to integral garage, lounge and large storage cupboard.

LOUNGE

2.84m x 5.06m (9' 4" x 16' 7")

A good size lounge with gas fire and surround, window to the front aspect. Doors to the dining room, kitchen and downstairs w/c. Stairs to the first floor.

DINING ROOM

3.1m x 2.84m (10' 2" x 9' 4")

Space for a good size table. French doors to the garden. Radiator.

KITCHEN

2.5m x 4.1m (8' 2" x 13' 5")

Shaker style fitted kitchen; comprising a range of wall and base units with worksurface over. Space for undercounter washing machine, dishwasher, tumble dryer and fridge. Cooker, gas hob with extractor over. Window to the rear aspect and door leading into the garden.

DOWNSTAIRS W/C

0.9m x 2.2m (2' 11" x 7' 3")

Enclosed w/c and wash hand basin. Radiator.

FIRST FLOOR

FIRST FLOOR LANDING

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

BEDROOM ONE

3.4m x 3.5m (11' 2" x 11' 6")

Double bedroom with fitted wardrobes and window to the rear aspect. Radiator.

BEDROOM TWO

4m x 2.8m (13' 1" x 9' 2")

Double bedroom with fitted wardrobes and window to the front aspect. Radiator.

BEDROOM THREE

2.6m x 2.6m (8' 6" x 8' 6")

Bedroom with and window to the front aspect. Radiator.

BATHROOM

1.6m x 1.9m (5' 3" x 6' 3")

Fully tiled bathroom comprising; side panel bath with shower over, vanity wash hand basin and w/c. Window to the rear aspect. Heated towel radiator.

EXTERIOR

DRIVEWAY

Block pave driveway with parking for 2/3 cars.

GARAGE

Up and over door.

REAR GARDEN

West Facing, fully enclosed rear garden with patio area and lawn area. Gated side access with access to the studio,

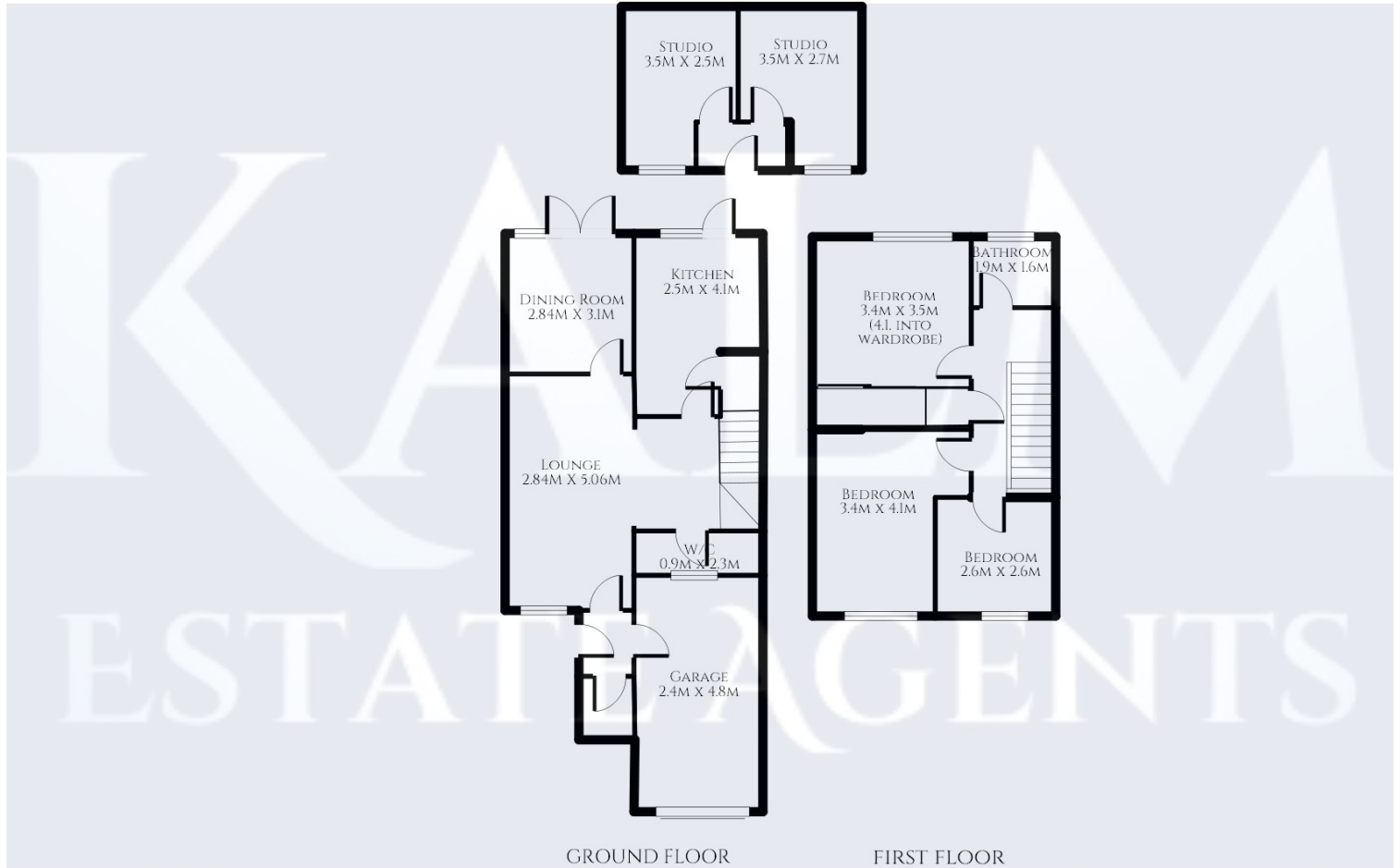
STUDIO

Split into two usable rooms with underfloor heating in both, wash hand basin and windows to the garden.



FLOORPLAN & EPC

KALM
-ESTATE AGENTS-



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	60	
(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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