



Edison Road, Stevenage, Hertfordshire. SG2 0DG

- CHAIN FREE
- THREE BEDROOMS
- SEPARATE DINING ROOM
- SIDE ACCESS
- GOOD SIZE GARDEN
- CLOSE TO AMENITIES AND GOOD SCHOOLS



PROPERTY DESCRIPTION

This three bedroom family home, located in Chells, Stevenage is being sold chain free. The property comprises; entrance hallway, lounge, dining room, kitchen, three good size bedrooms and family bathroom.

Edison Road is set within the desirable area of Chells and benefits from the following amenities

Local Shops 0.1 Miles

Camps Hill Primary School 0.1 Miles

Lodge Farm Primary school 0.1 Miles

Nobel Secondary School 0.2 Miles

Marriotts Secondary School 0.4 Miles

Fairlands Valley Park 0.4 Miles

Stevenage town centre 1.5 Miles

Stevenage Train Station 1.6 M



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALLWAY

Doors leading to the lounge and kitchen. Stairs to the first floor with storage underneath.

LOUNGE

3.59m x 3.70m (11' 9" x 12' 2")

Good size lounge with window to the front aspect. Gas Fire. Door to the dining room.

DINING ROOM

2.76m x 2.80m (9' 1" x 9' 2")

Tiled flooring leading through to the kitchen. Sliding doors. Radiator.

KITCHEN

2.85m x 2.95m (9' 4" x 9' 8")

Fitted kitchen with a range of wall and base units with worksurface over. Oven, electric hob with extractor over. Space for washing machine and fridge/freezer. Window to the rear aspect.

FIRST FLOOR

FIRST FLOOR LANDING

Doors to bedrooms and bathroom. Storage Cupboard.

BEDROOM ONE

3.70m x 3.59m (12' 2" x 11' 9")

Double bedroom with window to the front aspect. Radiator.

BEDROOM TWO

3.85m x 2.98m (12' 8" x 9' 9")

Double bedroom with double storage cupboard. Window to the rear aspect and radiator.

BEDROOM THREE

2.21m x 3.61m (7' 3" x 11' 10")

Single bedroom with window to the front aspect. Storage cupboard. Radiator.

BATHROOM

2.35m x 1.69m (7' 9" x 5' 7")

Side panel bath with shower over and glass shower screen, wash hand basin and w/c. Heated towel radiator. Window to the rear aspect.

EXTERIOR

REAR GARDEN

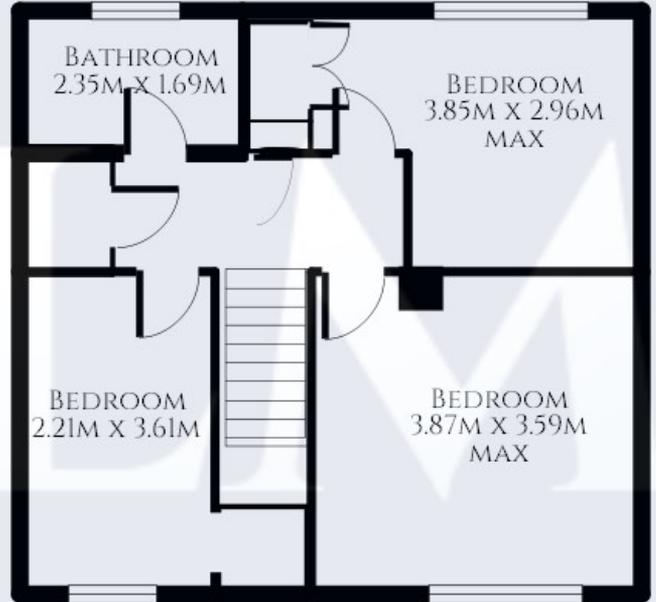
Patio area leading to lawn. Fully enclosed with side access. Shed with power and lighting and w/c.



FLOORPLAN & EPC



GROUND FLOOR



FIRST FLOOR

APPROX GROSS INTERNAL FLOOR AREA: 84 SQ.M / 899 SQ.FT

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOORPLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION OR MISTATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER. THE SERVICES, SYSTEMS AND APPLIANCES SHOWN HAVE NOT BEEN TESTED AND NO GUARANTEE AS TO THERE OPERTABILITY OR EFFICIENCY CAN BE GIVEN.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	71	
(55-68)	D		
(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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