



# Lonsdale Road, Stevenage, Hertfordshire. SG1 5ET

- CHAIN FREE
- THREE DOUBLE BEDROOMS
- DOWN STAIRS CLOAKROOM
- UTILITY ROOM
- KITCHEN/DINER
- WEST FACING REAR GARDEN
- WALKING DISTANCE TO TOWN CENTRE AND TRAIN STATION



## PROPERTY DESCRIPTION

**\*\*GUIDE PRICE £300,000 - £315,000\*\***

This chain free, three double bedroom family home sits in cul-de-sac position in Lonsdale Road, Stevenage; close to many local amenities. The property is a good size and comprises: porch, entrance hallway, kitchen/diner, lounge, downstairs w/c, utility room, three double bedrooms and family bathroom.

The front of the property sits in a quiet pedestrian path and the enclosed rear garden is west facing with a gated access to the rear parking area.

Lonsdale Road is conveniently located close to lots of local amenities including:

St. Vincent De Paul Catholic Primary School 0.1 Miles

Bedwell Primary School 0.3 Miles

Marriotts Secondary School 0.4 Miles

Fairlands Valley Park 0.5 Miles

Town Centre 0.8 Miles

Stevenage Train station 0.9 Miles

A1(m) 1.6 Miles



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### PORCH

A wooden front door leading you into a welcoming area with door to the hallway.

#### HALLWAY

Doors to kitchen, utility room and downstairs w/c. Stairs to the first floor.

#### KITCHEN/DINER

5.86m x 3m (19' 3" x 9' 10")

A wooden fitted kitchen with large ceramic sink and drainer, freestanding cooker with extractor hood over. Open to dining area with two windows to the front aspect. Tiled floor. Under stairs storage.

#### LOUNGE

5.10m x 3.23m (16' 9" x 10' 7")

A good size room with gas fire and bi-fold doors to the rear garden.

#### DOWNSTAIRS CLOAKROOM

0.81m x 1.84m (2' 8" x 6' 0")

Fully tiled with w/c and wash hand basin.

#### UTILITY ROOM

1.81m x 4.29m (5' 11" x 14' 1")

A great additional room with base units with work surface over and stainless steel sink and drainer. Space for washing machine and tumble dryer.

### FIRST FLOOR

#### FIRST FLOOR LANDING

Doors to bedrooms and bathroom. Storage cupboard housing the hot water tank and boiler. Access to the loft via a hatch.

#### BEDROOM ONE

4.40m x 2.98m (14' 5" x 9' 9")

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

#### BEDROOM TWO

2.51m x 4.31m (8' 3" x 14' 2")

Double bedroom with window to the rear aspect and vertical radiator.

#### BEDROOM THREE

3.01m x 3.56m (9' 11" x 11' 8") MAX

Double bedroom with window to the front aspect. Radiator.

#### BATHROOM

1.68m x 2.05m (5' 6" x 6' 9")

Side panel bath with mixer taps, wash hand basin and w/c. Fully tiled walls. Window to the front aspect. Radiator.

### EXTERIOR

#### FRONT GARDEN

Facing a pedestrian path, the front garden is mainly laid to lawn with a path to the front door.

#### REAR GARDEN

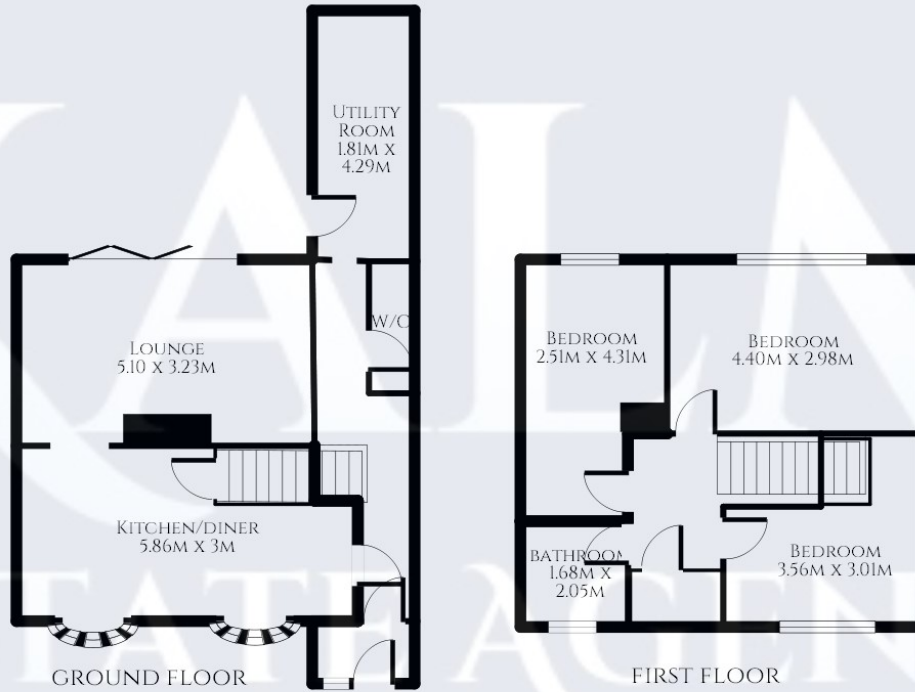
Fully enclosed, west facing rear garden with gated access to the rear. Decking area, stone path to gate and grass area.

#### PARKING

Ample communal parking can be found at the back of the property.



# FLOORPLAN



APPROX GROSS INTERNAL FLOOR AREA: 95 SQ\_M / 1024 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 THEIR OPERABILITY OR EFFICIENCY CAN BE GIVEN.  
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