



# Scarborough Avenue, Stevenage, Hertfordshire. SG1 2QB

- THREE DOUBLE BEDROOMS
- GARAGE AND PARKING
- KITCHEN/DINER
- WREN UTILITY ROOM
- DOWNSTAIRS CLOAKROOM
- AMPLE STORAGE
- SOUTH/WESTERLY FACING GARDEN
- TOWN HOUSE
- SYMONDS GREEN LOCATION
- WALKING DISTANCE TO TRAIN STATION



## PROPERTY DESCRIPTION

This Fantastic, three double bedroom town house, with three levels of living accommodation oozes space. With storage on every level, this versatile property has a fantastic amount of space for any family situation and would even make a great investment opportunity.

The property comprises; three double bedrooms, kitchen/diner, large lounge, utility room, bathroom, downstairs cloakroom, south westerly facing rear garden, garage and parking.

Scarborough Avenue is well located in Symonds Green within walking distance to ample amenities within the Old and New town of Stevenage including:

Symonds Green Health Centre 0.1 Miles

Lister Hospital 0.9 Miles

Tesco Supermarket 0.5 Miles

Town Centre 1.0 Miles

A1m Junction 8 1.1 Miles

Woolenwick Primary School 0.2 Miles

Thomas Alleyne Secondary School 0.6 Miles

Stevenage Train Station 0.9 Miles

Stevenage bus station 1.1 Miles



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE HALLWAY

Doors to utility room, bedroom three and downstairs cloakroom. Stairs to the first floor. Very large storage cupboard and further storage space under the stairs.

#### DOWNSTAIRS CLOAKROOM

1.07m x 1.58m (3' 6" x 5' 2")

W/C and wash hand basin, window to the front aspect. Radiator.

#### UTILITY ROOM

2.37m x 3.07m (7' 9" x 10' 1")

Wren gloss finish utility with a range of base and wall units, stainless steel sink. Wall mounted gas boiler. Door to the rear garden. Radiator.

#### BEDROOM THREE

2.67m x 3.07m (8' 9" x 10' 1")

Double bedroom with window to the rear aspect. Radiator.

### FIRST FLOOR

#### FIRST FLOOR LANDING

Opening into the lounge and door to the kitchen, two large storage cupboards. Stairs to the ground and second floor.

#### KITCHEN/DINER

4.8m x 2.59m (15' 9" x 8' 6")

Shaker fitted kitchen with a range of wall and base unit. Eye level double Neff oven, gas hob and space for undercounter dishwasher and fridge. Window to the front aspect. Space for a dining table. Radiator

#### LOUNGE

4.8m x 3.09m (15' 9" x 10' 2")

A lovely bright room with window to the rear aspect. Radiator.

### SECOND FLOOR

#### SECOND FLOOR LANDING

Doors to the bathroom and bedrooms, two large storage cupboards. Access to the loft via a hatch.

### BEDROOM ONE

4.8m x 2.6m (15' 9" x 8' 6")

Double bedroom with fitted wardrobes. Window to the front aspect. Radiator.

### BEDROOM TWO

3.3m x 3.08m (10' 10" x 10' 1")

Double bedroom with window to the rear aspect. Radiator.

### BATHROOM

1.39m x 3.08m (4' 7" x 10' 1")

Partially tiled bathroom comprising; side panel bath, wash hand basin and w/c. Window to the rear aspect.

### EXTERIOR

#### GARAGE

A semi integral garage with power and lighting and up and over door. This space can be used for additional parking/storage or converted to an additional room (s.t.p.p)

#### FRONT GARDEN

Parking in front of the garage for one car. External tap.

#### REAR GARDEN

Fully enclose rear garden with patio area under a wooden pergola, laid to lawn. Path to the rear gate. External Tap.

### AGENTS NOTES

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers should satisfy themselves that the information is correct.

All measurements are approximate, Kalm Estate Agents try to ensure they are as accurate as possible however the purchaser must verify any measurements of importance. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order.

To comply with Money Laundering Regulations; prior to a sale being agreed, prospective purchasers will be required to produce identification documents, a list of the required documents can be found on our website [www.kalmestateagents.co.uk](http://www.kalmestateagents.co.uk).



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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