



Siddons Road, Stevenage, Hertfordshire. SG2 0PP

- CHAIN FREE
- THREE BEDROOMS
- END OF TERRACE HOUSE
- GARAGE AND PARKING EN-BLOC
- CONSERVATORY
- DOWN STAIRS CLOAKROOM
- SEPERATE DINING ROOM
- LOW MAINTENANCE FRONT AND BACK GARDENS
- CATCHMENT TO CHELLS SCHOOLS
- CLOSE TO AMENITIES



PROPERTY DESCRIPTION

****GUIDE PRICE £325,000 - £335,000****

Being sold chain free; is this extended, well presented family home in Chells, Stevenage. The property benefits from a fantastic ground floor with accommodation comprising; porch, entrance hallway, lounge, kitchen, dining room, conservatory, rear lobby and downstairs cloakroom. Upstairs; there are three good size bedrooms, separate shower room and w/c. The front and back gardens are both patio for low maintenance. An en-bloc garage can found found opposite with parking for one car in front.

Siddons Road is located in Chells, Stevenage and is in a catchment for good primary and secondary schools and also close to good amenities including:

Camps Hill Primary School 0.2 miles

Lodge Farm Primary school 0.3 miles

Nobel Secondary School 0.4 miles

Marriotts Secondary School 0.5 miles

Chells Way Surgery 0.6 miles

Lister Hospital 2.4 miles

Stevenage Train Station 1.8



ROOM DESCRIPTIONS

GROUND FLOOR

PORCH

Glass porch with door leading into the entrance hallway.

ENTRANCE HALLWAY

Door leading to the lounge, opening into the kitchen, stairs to the first floor. Radiator.

LOUNGE

5.01m x 3.76m (16' 5" x 12' 4")

'L' Shaped lounge with storage cupboard. Gas fire. Bay window to the front aspect.

KITCHEN

4.10m x 2.66m (13' 5" x 8' 9")

Gloss finish fitted kitchen comprising a range of wall and base units with work surface over. Space for washing machine, tumble dryer and free standing fridge/freezer. Electric oven, gas hob and extractor over. Opening to rear lobby and dining room.

DINING ROOM

2.37m x 2.55m (7' 9" x 8' 4")

Located off the kitchen with space for dining table. Sliding doors into the conservatory.

CONSERVATORY

3.41m x 3.47m (11' 2" x 11' 5")

Fitted around 2015; the space is a fantastic addition to the property with french doors opening out to rear garden.

REAR LOBBY

Large storage cupboard. Door to the down stairs cloakroom and out to the garden.

DOWNSTAIRS CLOAKROOM

0.84m x 1.67m (2' 9" x 5' 6")

w/c and wash hand basin. Window to the rear aspect. Heated towel radiator.

FIRST FLOOR

FIRST FLOOR LANDING

Doors to all bedrooms, shower room and w/c. Access to the loft via a hatch and pull down ladder.

BEDROOM ONE

4.44m x 2.85m (14' 7" x 9' 4")

Double bedroom with window to the front aspect. Radiator.

BEDROOM TWO

3.88m x 2.73m (12' 9" x 8' 11")

Double bedroom with window to the rear aspect. Storage cupboard. Shower enclosure and wash hand basin. Radiator.

BEDROOM THREE

2.06m x 3.85m (6' 9" x 12' 8")

Small double bedroom with window to the front aspect.

SHOWER ROOM

1.67m x 1.67m (5' 6" x 5' 6")

Double shower enclosure with sliding door, wash hand basin, Window to the rear aspect.

WC

0.82m x 1.69m (2' 8" x 5' 7")

W/C. Window to the rear aspect.

EXTERIOR

FRONT GARDEN

Enclosed front garden with brick wall and gated access. Patio.

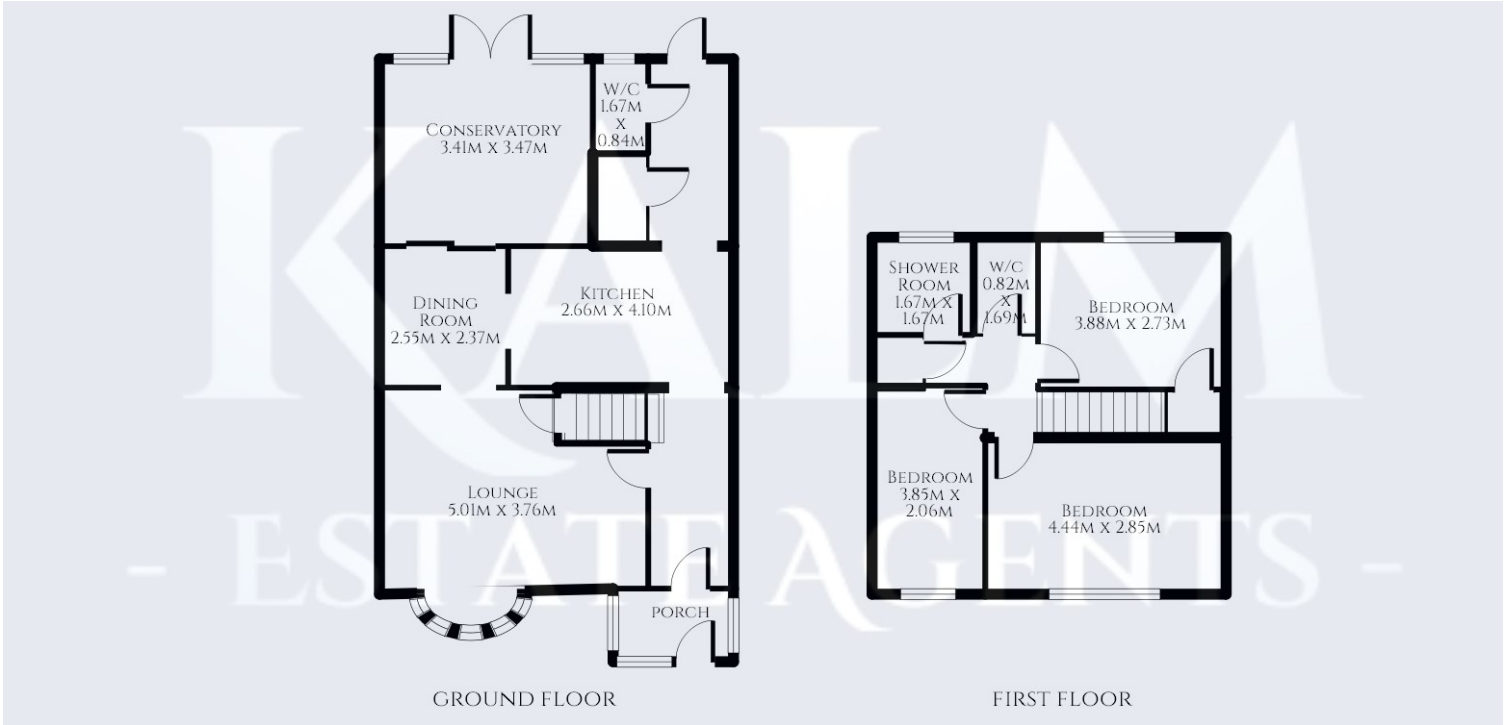
REAR GARDEN

Low maintenance rear garden with patio. Gated access to the rear.

GARAGE

A garage can be found en-bloc with space for parking one car in front.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Stevenage
 29, Shephall Green, Stevenage, SG2 9XS
 01438 572020
 linzi.davis@kalmestateagents.co.uk