



# Abbots Grove, Stevenage, Hertfordshire. SG1 1NR

- TWO DOUBLE BEDROOMS
- END OF TERRACE HOUSE
- SOUTH/WESTERLY FACING REAR GARDEN
- LOG BURNER
- WALKING DISTANCE TO TRAIN STATION AND TOWN CENTRE
- KITCHEN/DINER
- UTILITY ROOM
- PORCH
- COMBINATION BOILER
- NEW ROOF COVERING, DOORS AND WINDOWS IN LAST FEW YEARS



## PROPERTY DESCRIPTION

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

This fantastic, two double bedroom, end of terrace home has been beautifully finished and looked after by its current owner and includes fantastic renovations including a new roof, new windows, new doors, and log burner within the last few years. The property is a great size and benefits; porch, good size entrance hallway, kitchen/diner, utility room, lounge with log burner, rear hallway, bright first floor landing with window, two double bedrooms, bathroom and w/c.

To the front and back are beautiful landscaped gardens. The back garden is south/westerly facing and a wonderful suntrap with two entertaining areas.

Abbots Grove is well located being walking distance to Stevenage Town Centre and Train station. Lots of local amenities close by including:

Broom Barns Primary 0.1 Miles

Local Shops 0.2 Miles

Town Centre 0.5 Miles

Fairlands Valley Park 0.6 Miles

Stevenage Train Station 0.6 Miles

King George Sugery 0.8 Miles

A1m Juction 7 1.2 Miles

Lister Hospital 1.8 Miles



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### PORCH

Sliding door leading you into a porch with space for shoes and coats.

#### ENTRANCE HALLWAY

A composite front door leads you to a good size entrance with doors to the kitchen/diner and lounge. Stairs to the first floor.

#### KITCHEN

3.7m x 3.2m (12' 2" x 10' 6")

Fitted shaker style kitchen with a range of wall and base units with worksurface over, eye level oven, electric hob with extractor over. Space for dining table. Radiator. Window to the front aspect. Open to the utility room.

#### UTILITY ROOM

1.6m x 1.8m (5' 3" x 5' 11")

A great addition with space for fridge/freezer and tumble dryer. Door to front aspect.

#### LOUNGE

4.7m x 3.4m (15' 5" x 11' 2")

A great size room with a log burner as a focal point. Sliding patio doors to the rear aspect. Door to the rear hall. Radiator.

#### REAR HALLWAY

Door to the rear garden, large storage cupboard under the stairs.

### FIRST FLOOR

#### FIRST FLOOR LANDING

A lovely bright hallway with window to the rear aspect. Two storage cupboards, one housing the combination boiler. Access to the loft via a hatch.

#### BEDROOM ONE

3.8m x 2.9m (12' 6" x 9' 6")

Double bedroom with window to the rear aspect. Storage cupboard. Radiator.

#### BEDROOM TWO

3.1m x 3.1m (10' 2" x 10' 2")

Double bedroom with window to the front aspect. Radiator.

#### BATHROOM

1.6m x 1.5m (5' 3" x 4' 11")

Partially tiled bathroom with side panel bath and vanity wash hand basin. Window to the front aspect. Radiator.

#### WC

0.8m x 1.6m (2' 7" x 5' 3")

W/C and window to the front aspect.

### EXTERIOR

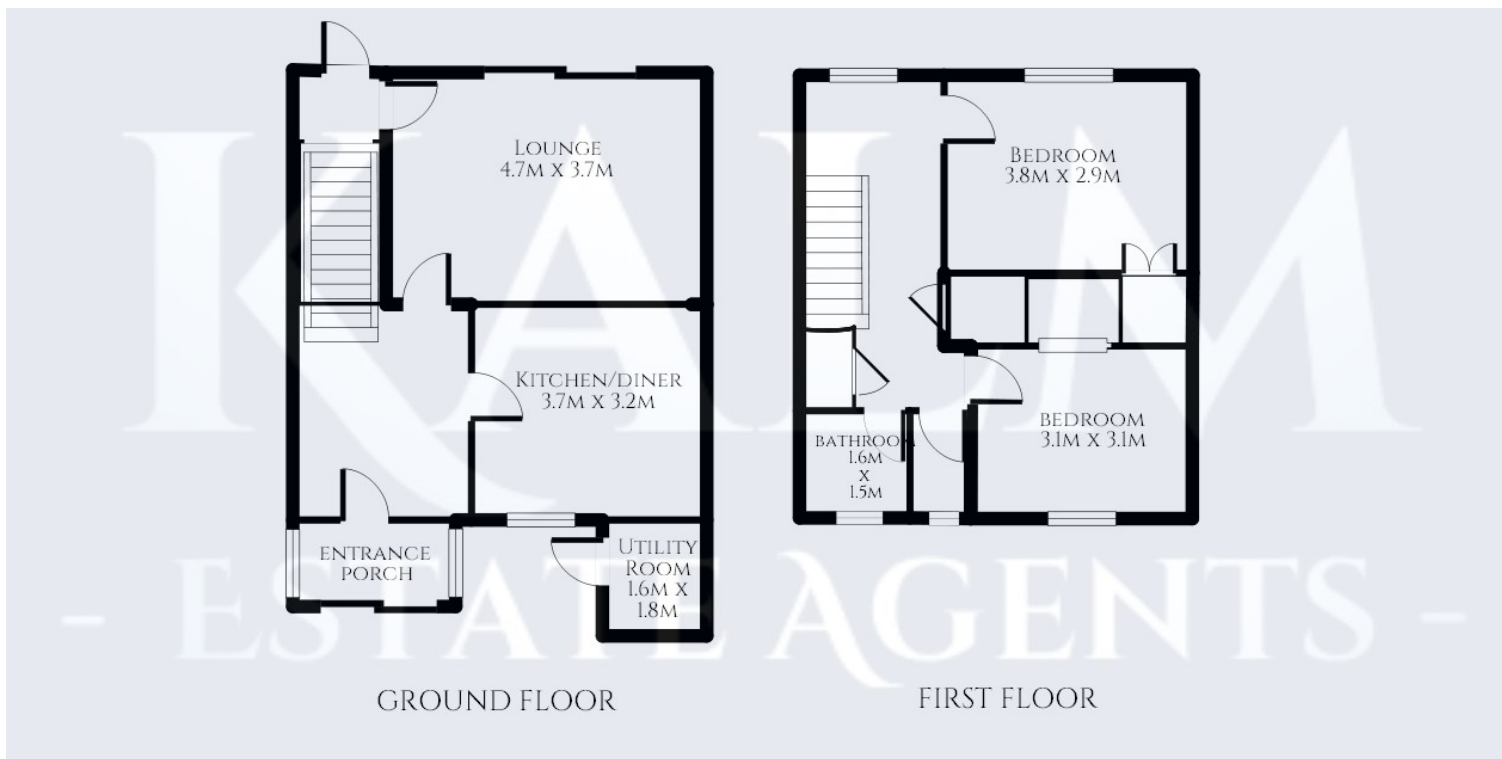
#### FRONT GARDEN

Fully enclosed front garden with hedge border and metal gate. Mainly laid to lawn with resin path to the front door. Side gate access to the rear garden.

#### REAR GARDEN

South/westerly facing rear garden, fully enclosed with side gate access. Patio area leading to lawn area with stepping stones to a slate area covered with pergola. Space for Shed.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>68</b>	
(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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