



# Stringers Lane, Aston, Stevenage, Hertfordshire. SG2 7EF

- CHAIN FREE
- THREE BEDROOMS
- SEMI DETACHED
- VILLAGE LOCATION
- OVERLOOKING FIELDS
- DOWNSTAIRS CLOAKROOM
- STUDY
- KITCHEN/BREAKFAST ROOM
- COMBINATION BOILER
- COUNTRYSIDE WALKS





## PROPERTY DESCRIPTION

This fantastic three bedroom family home in the village location of Aston is being sold chain free and is ready to move in. The property comprises; kitchen/breakfast room, lounge/diner, study, downstairs wc, three bedrooms and bathroom. The rear garden is a fantastic size with a rear gate leading to beautiful countryside walks.

Stringers Lane sits in the heart of Aston on the outskirts of Stevenage with close by amenities including:

Pig and whistle public house 0.1 miles

Aston Primary school 0.3 miles

Sainsbury's supermarket 0.7 miles

Stanmore medical group 0.7 miles

Brookfield farm butchers and shop 0.9 miles





## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE HALLWAY

Door to lounge and downstairs cloakroom.  
Stairs to the first floor. Understairs cupboard.

#### DOWNSTAIRS CLOAKROOM

1.3m x 0.8m (4' 3" x 2' 7")  
WC. Window to the front aspect.

#### LOUNGE/DINER

6.5m x 3.2m (21' 4" x 10' 6")  
Window to rear aspect and French doors to the rear aspect looking out to the fields. Door into the kitchen. Radiator. Downlighting.

#### KITCHEN/BREAKFAST ROOM

4.5m x 3.1m (14' 9" x 10' 2")  
Range of wall and base units with worksurface over and breakfast bar. Integrated dishwasher. Space for range cooker, washing machine and American style fridge/ freezer. Wall mounted combination boiler. Window to the front aspect. Tiled flooring. Downlighting.

#### STUDY

4.9m x 1.6m (16' 1" x 5' 3")  
Windows to the front, rear and side aspect.  
Door to side. Tiled flooring. Radiator.  
Downlighting.

### FIRST FLOOR

#### FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Access to loft via hatch. Window to the front aspect.

### BEDROOM ONE

3.8m x 3.5m (12' 6" x 11' 6")  
Double bedroom with window to the rear aspect overlook fields. Radiator.

### BEDROOM TWO

3.4m x 3m (11' 2" x 9' 10")  
Smaller double bedroom with window to the rear aspect. Radiator.

### BEDROOM THREE

3m x 2.7m (9' 10" x 8' 10")  
Single bedroom with window to the front aspect. Radiator.

### BATHROOM

1.7m x 1.7m (5' 7" x 5' 7")  
Fully tiled bathroom with window to the front aspect comprising; side panel bath with thermostatic shower over, wash hand basin and wc.

### EXTERIOR

#### FRONT GARDEN

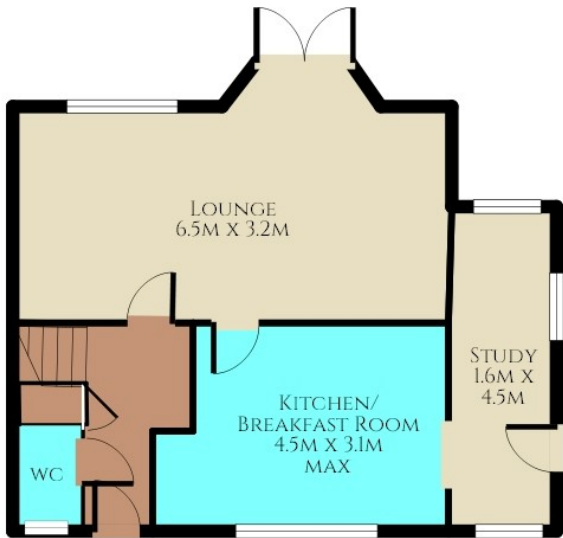
Main laid to lawn with path to front door and side access. Picket fence boundary with shrubs.

#### REAR GARDEN

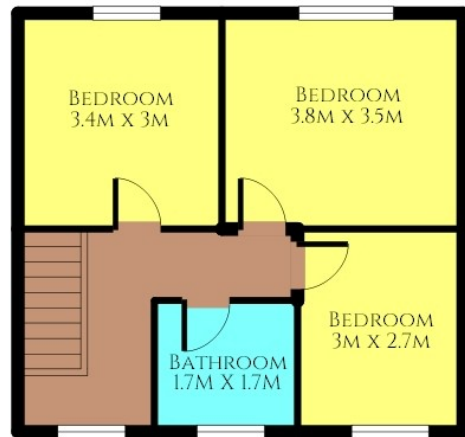
Mainly laid to lawn with some shrubs and trees, gated rear access to the field at the back for countryside walks. Path running up the side of the garden.



FLOORPLAN & EPC



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>		66	
(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	

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