



Hayley Common, Stevenage, Hertfordshire. SG2 9LA

- FOUR BEDROOMS
- DRIVEWAY FOR TWO CARS
- STAGGERED TERRACE HOUSE
- ENSUITE SHOWER ROOM
- LOUNGE/DINER
- SOUTH FACING REAR GARDEN
- FITTED KITCHEN
- COMBINATION BOILER
- WELL PRESENTED THROUGHOUT
- CLOSE TO AMENITIES AND GOOD SCHOOLS



PROPERTY DESCRIPTION

****GUIDE PRICE £400,000 - £425,000*****

This four bedroom, staggered terrace house in the quiet road of Hayley Common is a fantastic home for a growing family. Split over three floors; the accommodation has been finished beautifully. The ground floor benefits from a porch with storage, and hallway with doors to the lounge/diner and a fitted kitchen; on the first floor, there are three good size bedrooms and family bathroom; and on the second floor, the largest double bedroom and shower room. The rear garden is low maintenance with artificial lawn and patio area covered by a glass roof veranda allowing inside/outside entertaining. To the front, a block pave driveway can accommodate two cars.

Hayley Common is a quiet road with the Shephall area of Stevenage; benefitting from great road links and amenities including:

Featherstone Wood Primary School - 0.2 Miles

Ashtree Primary school - 0.2 Miles

Peartree Spring Primary School - 0.4 Miles

Barnwell Secondary - 0.6 Miles

Marriotts Secondary School - 0.6 Miles

Stevenage Town Centre - 1.6 Miles

Stevenage Train Station - 1.7 Miles

A1(m) Junction 7 - 1.7 Miles



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALLWAY

Door to lounge and kitchen. Storage cupboard. Stairs to the first floor.

KITCHEN

3.2m x 2.3m (10' 6" x 7' 7")

Fitted kitchen with gloss white, handle less fronts comprising a range of wall and base units with work surface over. Eye level oven and microwave, electric hob with extractor over. Integrated washing machine and dishwasher. Space for fridge/freezer. Window to the front aspect.

LOUNGE/DINER

5.1m x 5.2m (16' 9" x 17' 1")

A great size 'L' Shaped room with space for sofa suite and dining table. Feature fireplace. French doors opening into the garden. Radiator.

STORE ROOM

An additional versatile room, currently used for storage but could be a small office or utility room.

FIRST FLOOR

FIRST FLOOR LANDING

Doors to bedrooms and bathroom, stairs to the second floor.

BEDROOM TWO

4.8m x 3.2m (15' 9" x 10' 6")

Double bedroom with window to the rear aspect. Radiator.

BEDROOM THREE

3m x 2.6m (9' 10" x 8' 6")

Double bedroom with window to the front aspect. Radiator.

BEDROOM FOUR

2.4m x 2.6m (7' 10" x 8' 6")

Bedroom with window to the rear aspect. Radiator.

BATHROOM

1.7m x 1.5m (5' 7" x 4' 11")

Side panel bath with mixer taps and shower over, glass shower screen, vanity wash hand basin and w/c. Window to the front aspect. Vertical radiator.

SECOND FLOOR

BEDROOM ONE

5.7m x 4.01m (18' 8" x 13' 2")

A lovely bright room with velux windows to the front and dormer with window to the rear aspect. Fitted wardrobes and access to the en-suite. Combination boiler. Evc storage.

EN-SUITE SHOWER ROOM

2.1m x 2m (6' 11" x 6' 7")

driveway

EXTERIOR

FRONT GARDEN

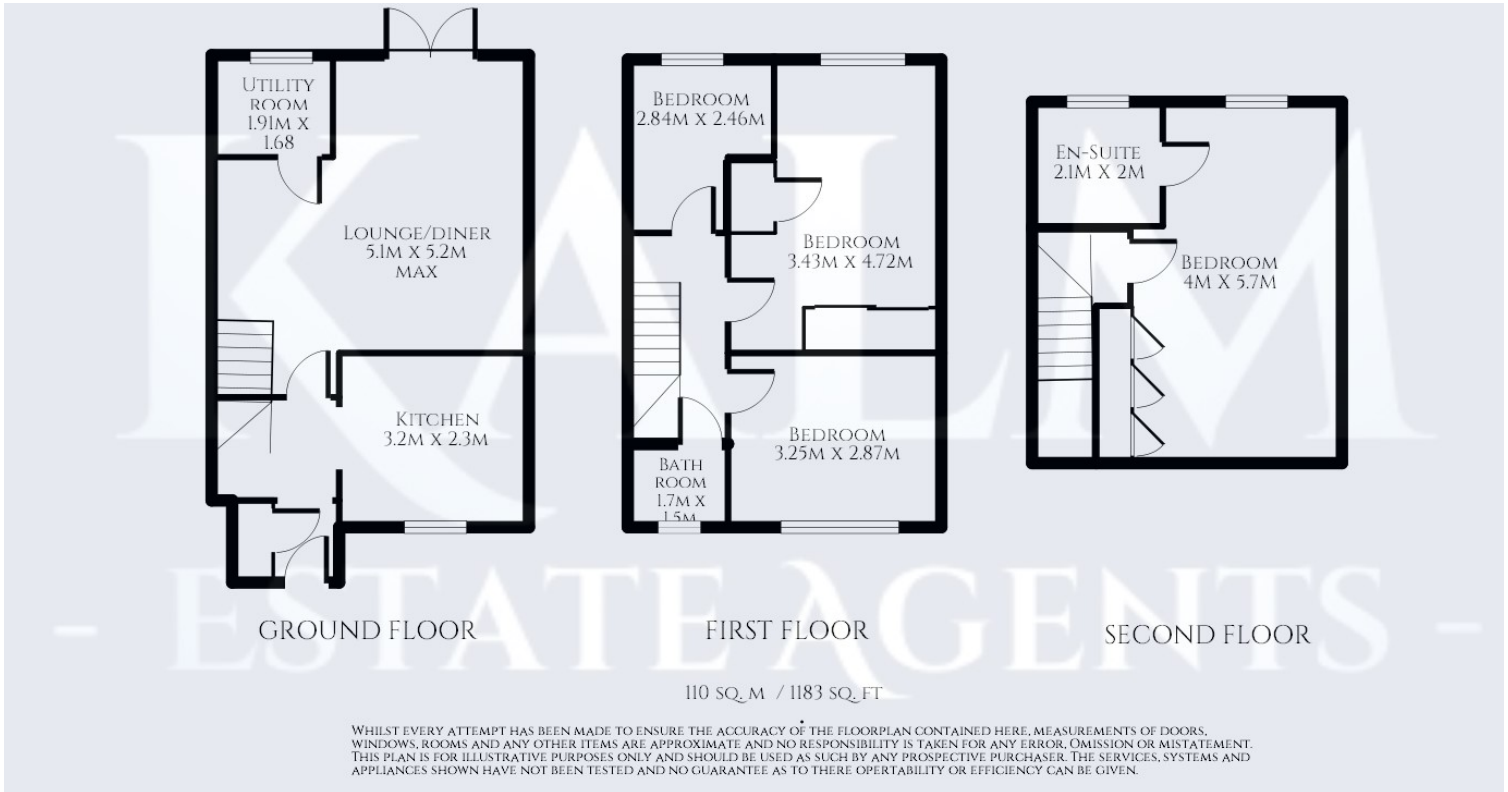
A block pave driveway provides low maintenance and parking for two cars.

REAR GARDEN

Low maintenance with artificial lawn and patio area sheltered with a glass roof veranda allowing fantastic inside/outside living. Outside lights and power. Shed.



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(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@kalmstateagents.co.uk