

FOR SALE

£425,000 Freehold



Vallansgate, Stevenage, Hertfordshire. SG2 8PY

- SEMI-DETACHED
- FOUR DOUBLE BEDROOMS
- DRIVEWAY
- GARAGE
- SEPARATE W/C
- TWO BATHROOMS
- CONSERVATORY
- EXTENDED



PROPERTY DESCRIPTION

GUIDE PRICE £425,000 - £450,000

This fantastic opportunity for a four bedroom, semi-detached house with garage and parking is a an amazing purchase for anyone who is looking for their forever home.

The property itself benefits from: entrance hallway, lounge, kitchen, dining room, conservatory, w/c all on the ground floor. The first floor has two double bedrooms, large landing and family bathroom. The Second floor which is a stunning extension has two double bedrooms and a shower room.

Vallensgate is situated in the desirable area of Longmeadow B within the south of Stevenage. With fantastic road links to the A1(M) and A602, the property also benefits from good bus and train links. Ample amenities are located close by including:

Local Shops 0.1 Miles

Longmeadow Primary School 0.2 Miles

Shephalbury Park 0.2 Miles

Shephalbury Park School 0.2 Miles

St Marys Church 0.4 Miles

Barnwell Secondary 0.4 Miles

MaryMead Medical Practice 0.4 Miles

Peartree Spring Primary School 0.5 Miles

Roebuck Doctors 0.7 Miles



ROOM DESCRIPTIONS

ENTRANCE HALL

1.87m x 4.03m (6' 2" x 13' 3")

KITCHEN

3.72m x 2.72m (12' 2" x 8' 11")

LOUNGE

3.71m x 3.71m (12' 2" x 12' 2")

DINING ROOM

2.92m x 3.40m (9' 7" x 11' 2")

CONSERVATORY

5.38m x 2.82m (17' 8" x 9' 3")

W/C

0.85m x 1.78m (2' 9" x 5' 10")

FIRST FLOOR

BATHROOM

2.06m x 2.0m (6' 9" x 6' 7")

BEDROOM THREE

3.45m x 2.84m (11' 4" x 9' 4")

BEDROOM TWO

3.78m x 2.84m (12' 5" x 9' 4")

SECOND FLOOR

MASTER BEDROOM

3.20m x 3.73m (10' 6" x 12' 3")

BEDROOM FOUR

3.17m x 3.38m (10' 5" x 11' 1")

SHOWER ROOM

2.06m x 2.42m (6' 9" x 7' 11")

REAR GARDEN

DRIVE WAY

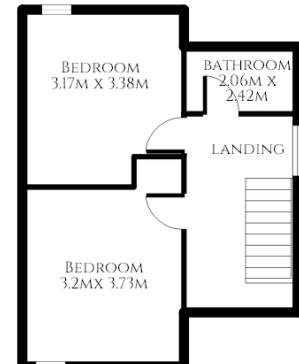
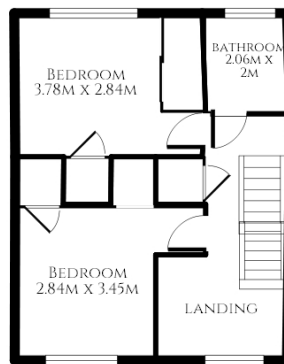
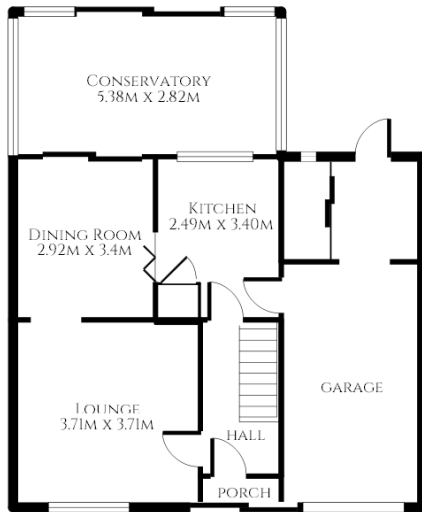
GARAGE

5.86m x 2.71m (19' 3" x 8' 11")



FLOORPLAN & EPC

KALM
-ESTATE AGENTS-



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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