

FOR SALE

£500,000 Freehold



Burwell Road, Stevenage, Hertfordshire. SG2 9RQ

- FOUR BEDROOMS
- GARAGE AND DRIVEWAY
- DOWNSTAIRS CLOAKROOM AND UTILITY
- TWO RECEPTION ROOMS
- FITTED KITCHEN/BREAKFAST ROOM
- OVERLOOKING GREEN AREA
- EN-SUITE SHOWER ROOM
- END OF TERRACE HOUSE
- CLOSE TO AMENITIES AND GOOD SCHOOLS



PROPERTY DESCRIPTION

****GUIDE PRICE £500,000 - £515,000****

This impressive four bedroom home with garage and driveway situated in the Collenswood area overlooks a green space and is within walking distance to Fairlands Valley Park.

The property is finished to a beautiful standard with a fantastic floor space perfect for families. On the ground floor an entrance porch welcomes you with space for shoes and coats leading to a bright hallway with double doors leading to the two reception rooms, a fitted kitchen sprawls the back of the property; while still providing a utility room and downstairs cloakroom. Upstairs there are three double bedrooms, all with fitted wardrobes and the largest with an en-suite shower room. A fourth bedroom is also of good size.

Burwell Road is located in Shephall within South Stevenage, having great transport (road, rail and bus) links and lots of local amenities including:

Local Shops 0.1 Miles

Ashtree Primary school 0.2 Miles

Marriotts Secondary School 0.4 Miles

A1(m) Junction 7 1.7 Miles

Stevenage Town centre 1.5 Miles

Stevenage Train Station 1.6 Miles



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE PORCH

Door leading to entrance hallway. Door to front aspect.

ENTRANCE HALLWAY

Doors leading to lounge/ diner, family room, kitchen and stairs to first floor. Cupboard. Radiator.

LOUNGE/DINING AREA

7.34m x 3.14m (24' 1" x 10' 4")

Bay window to front aspect. Sliding patio doors to rear. Radiator.

KITCHEN/BREAKFAST ROOM

5.15m x 3.04m (16' 11" x 10' 0")

Kitchen comprising of a range of floor and wall units with work surface over. Tiled flooring. Breakfast Bar. Space for range cooker & fridge freezer. Two windows to rear aspect. Door to rear aspect.

FAMILY ROOM

4.89m x 03.96m (16' 1" x 13' 0")

Doors leading to utility and partially converted garage. Bay window to front aspect.

PARTIALLY CONVERTED GARAGE

3.84m x 3.14m (12' 7" x 10' 4")

Door leading to garden. Power and lighting. Window to rear aspect. Metal up and over door.

UTILITY ROOM

1.58m x 1.57m (5' 2" x 5' 2")

Space for washing machine and dishwasher. Tiled flooring. Work top over. Door to downstairs cloakroom.

DOWNSTAIRS W/C

Hand basin and W/C. Window to rear aspect. Radiator.

FIRST FLOOR

FIRST FLOOR LANDING

Doors to bedrooms. Loft access. Airing cupboard.

BEDROOM ONE

4.05m x 3.94m (13' 3" x 12' 11")

Double bedroom with window to front aspect. Radiator. Door to en-suite.

EN-SUITE

Double shower cubicle with power shower, wash hand basin and W/C. Heated towel rail.

BEDROOM TWO

4.29m x 3.0m (14' 1" x 9' 10")

Double bedroom with window to front aspect. Built in wardrobe. Radiator.

BEDROOM THREE

3.2m x 3.31m (10' 6" x 10' 10")

Double bedroom with window to rear aspect. Walk in wardrobe, radiator.

BEDROOM FOUR

2.19m x 3.93m (7' 2" x 12' 11")

Window to rear aspect. Radiator.

FAMILY BATHROOM

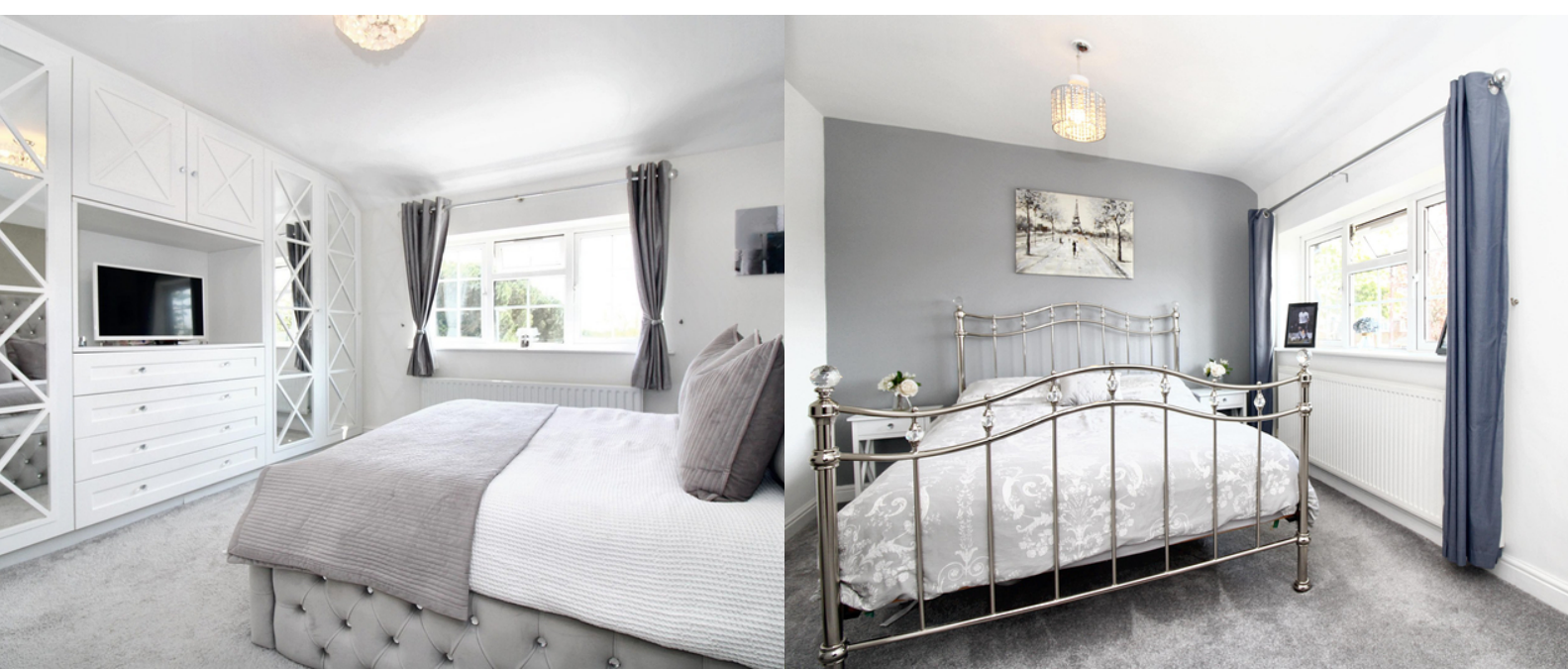
1.89m x 01.64m (6' 2" x 5' 5")

Fully tiled with side panel bath with thermostatic shower over, wash hand basin, W/C. Window to rear aspect. Heated towel rail.

EXTERIOR

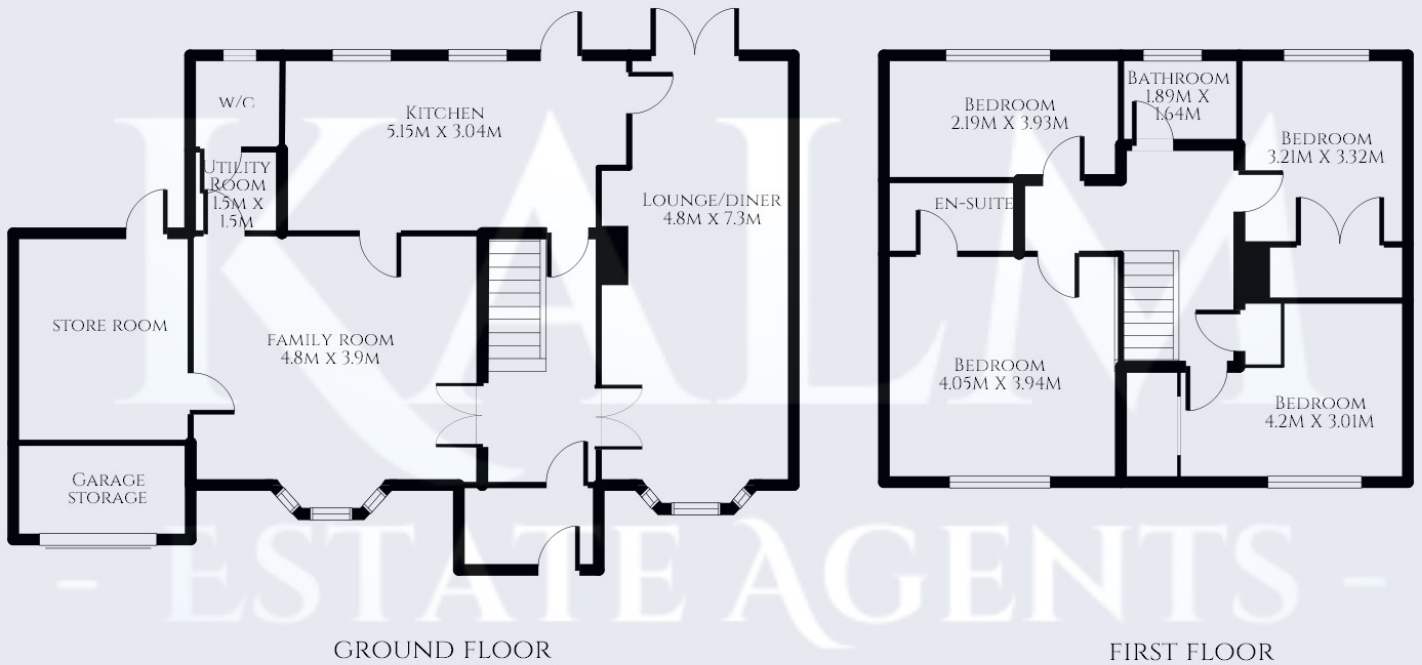
REAR AND SIDE GARDEN

Patio leading to lawn area, gate to side garden and a further gate leading to front driveway.



FLOORPLAN & EPC

KALM
- ESTATE AGENTS -



TOTAL FLOOR AREA: APPROX 150 SQM(1615 SQ.FT)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		83
(55-68) D	71	
(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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