



Cuttys Lane, Stevenage, Hertfordshire. SG1 1UN

- THREE BEDROOMS
- SEMI DETACHED HOUSE
- GARAGE AND DRIVEWAY
- CONSERVATORY
- SEPERATE DINING ROOM
- WALKING DISTANCE TO TRAIN STATION AND TOWN CENTRE
- COMBINATION BOILER



PROPERTY DESCRIPTION

This three bedroom, semi detached family home is well located close to the Stevenage town centre; within walking distance to the train station. The property comprises; entrance porch, lounge, dining room, kitchen, conservatory, three bedrooms and bathroom. The property also benefits from a garage and parking for 3/4 cars on the driveway.

Cuttys Lane is conveniently located within walking distance to all the local amenities the town has to offer including;

Broom Barns Primary 0.1 Miles

Town Centre 0.3 Miles

Asda supermarket 0.4 Miles

Stevenage Train Station 0.5 Miles

King George Surgery 0.6 Miles

Fairlands Valley Park 0.7 Miles

Marriotts Secondary School 0.8 Miles

A1m Junction 7 1.1 Miles

Lister Hospital 1.7 Mile



ROOM DESCRIPTIONS

PORCH

3.21m x 0.95m (10' 6" x 3' 1")

Entrance porch with space for shoes and coats with sliding door leading to hallway.

HALLWAY

Doors to the lounge and kitchen. Three large storage cupboards, stairs to the first floor with storage space underneath.

LOUNGE

3.58m x 3.98m (11' 9" x 13' 1")

A good size room with window to the front aspect. Chimney breast separating the lounge and dining room. Radiator.

DINING ROOM

3.16m x 2.58m (10' 4" x 8' 6")

Space for dining table, open to the conservatory. Radiator

KITCHEN

2.69m x 3.17m (8' 10" x 10' 5")

Fitted kitchen comprising a range of wall and base units with work surface over. Space and plumbing for dishwasher. Space for fridge/freezer. Door to side aspect. Window to the rear aspect. wall mounted combination boiler.

FIRST FLOOR

FIRST FLOOR LANDING

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

BEDROOM ONE

3.89m x 3.05m (12' 9" x 10' 0")

Double bedroom with window the front aspect. Storage cupboard. Radiator.

BEDROOM TWO

4.07m x 2.68m (13' 4" x 8' 10")

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

BEDROOM THREE

2.88m x 2.74m (9' 5" x 9' 0")

bedroom with window to front aspect. Storage cupboard. Radiator.

BATHROOM

2.64m x 1.64m (8' 8" x 5' 5")

Partially tiled bathroom comprising; side panel bath with shower over, vanity wash hand basin and w/c. Heated towel radiator. Window to the side and rear aspect.

EXTERIOR

DRIVEWAY

The block pave driveway to the front of the property allows parking for at least 3 cars comfortably.

GARAGE

Wooden doors to the front and door to the rear access.

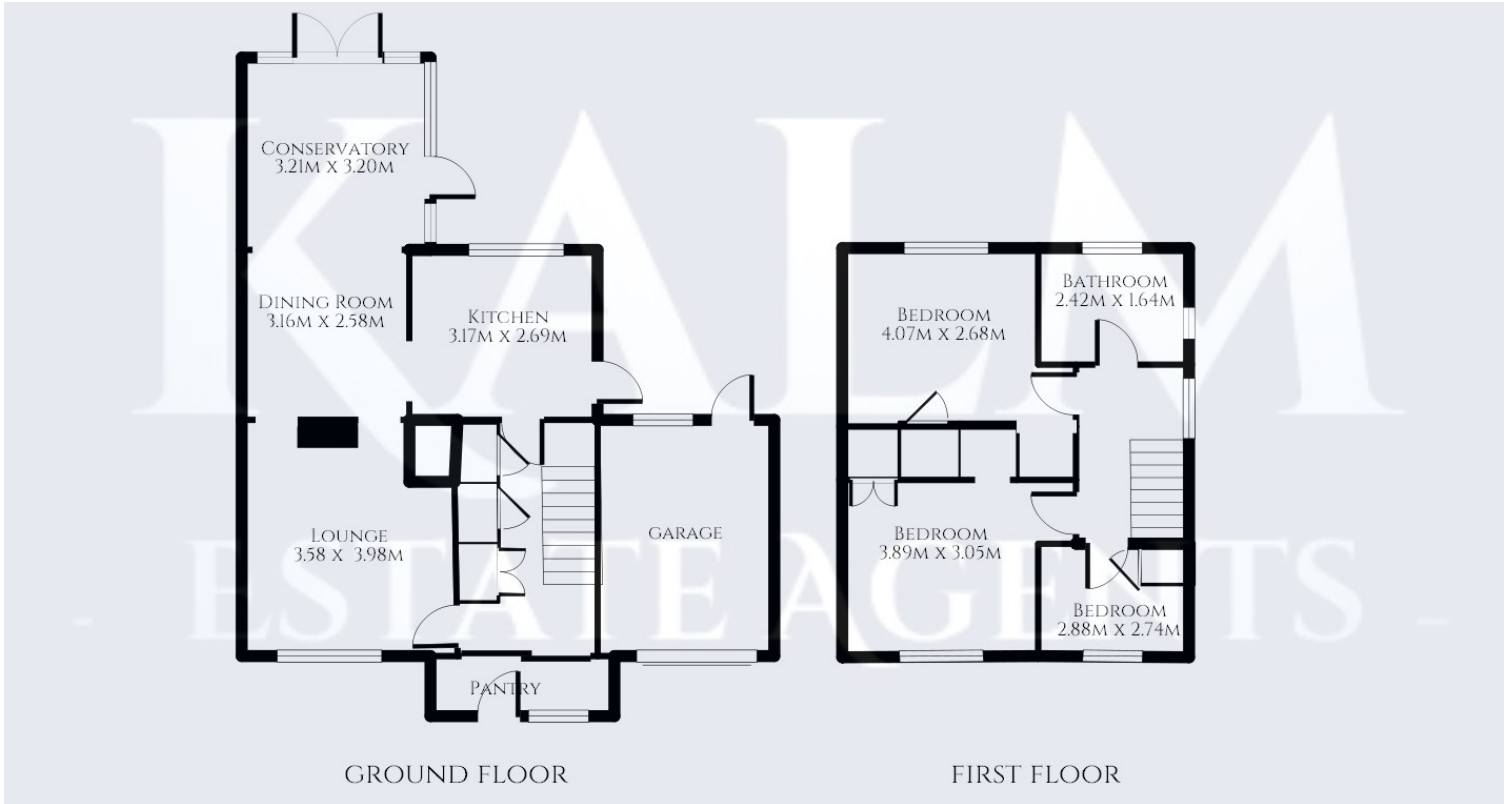
REAR GARDEN


Fully enclosed rear garden, mainly laid to lawn with patio area.

AGENTS NOTES

Section 21 of the Estate Agents Act 1979 requires us to disclose that a director of Kalm Estate Agents is related to the vendor selling this property.





| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|--|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 80 |
| (55-68) | D | 65 | |
| (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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