



29 Stringers Lane, Aston, Stevenage, Hertfordshire SG2 7EF

Guide Price £425,000 - Freehold

Property Summary

CHAIN FREE Wrights are delighted to bring to market a spacious Three Bedroom Semi Detached property located in the village location of Aston. The property benefits from three well proportioned bedrooms, living room, kitchen with large dining area, separate utility room, large conservatory, two bathrooms, a ground floor W/C and spacious garden to the rear overlooking open fields.

The ground floor has a welcoming entrance hallway leading to all ground floor accommodation, the living room is well proportioned with a feature fire place, the kitchen has matching base and wall units and benefits from a large dining area and conservatory overlooking the garden. Further benefits are a utility room housing a newly installed boiler, ground floor shower room and separate W/C.

The first floor comprises of three well proportioned bedrooms and a family bathroom.

The garden provides open views for miles around, there is a patio area adjacent to the property and is mainly laid to lawn.

Stringers Lane sits in the quiet village of Aston which is located on the outskirts of Stevenage, close to good local schooling (Aston Pre School & Aston St Mary's Primary School), local amenities and benefits from countryside views.

Features

- CHAIN FREE
- SEMI DETACHED
- THREE BEDROOMS
- TWO BATHROOMS
- LARGE KITCHEN DINER
- UTILITY AREA
- GROUND FLOOR W/C
- EXTENDED TO REAR
- NEW BOILER
- OVERLOOKING FIELDS



Room Descriptions

GROUND FLOOR

HALLWAY

1.29m x 2.93m (4' 3" x 9' 7") Tiled flooring providing access to all ground floor accommodation and stairs to the first floor.

LIVING ROOM

3.02m x 3.45m (9' 11" x 11' 4") Tiled flooring, gas radiator, feature fireplace and double doors leading out to the conservatory.

KITCHEN

1.87m x 3.75m (6' 2" x 12' 4") Matching base and wall units providing ample work surface space, UPVC window to front aspect, space for a gas range cooker and doorway leading to the utility room.

DINING AREA

3.32m x 4.53m (10' 11" x 14' 10") A large open plan area off the kitchen with tiled flooring, feature fireplace and open area leading out to the conservatory.

CONSERVATORY

2.72m x 6.19m (8' 11" x 20' 4") Large conservatory with low level brick wall overlooking the garden, tiled flooring with access to the dining area and living room.

UTILITY ROOM

1.74m x 2.25m (5' 9" x 7' 5") Tiled flooring with side door access, houses the boiler which was installed in October 2024 and comes with a 5yr warranty.

SHOWER ROOM

1.72m x 2.42m (5' 8" x 7' 11") Recently renovated in August 2024, part tiled three piece suite comprising of a shower cubicle, hand wash basin and W/C. Gas radiator and frosted UPVC window to the side aspect.

GROUND FLOOR W/C

0.86m x 1.32m (2' 10" x 4' 4") Partially tiled with frosted UPVC window to the front aspect. Low level W/C and hand wash basin.

FIRST FLOOR

LANDING

2.26m x 2.92m (7' 5" x 9' 7") (to max dimensions) Carpet flooring with UPVC window to the front aspect leading to;

BEDROOM ONE

3.54m x 3.77m (11' 7" x 12' 4") A large double bedroom with carpet flooring, gas radiator and UPVC window to the rear aspect.

BEDROOM TWO

3.01m x 3.48m (9' 11" x 11' 5") Double bedroom with carpet flooring, gas radiator and UPVC window to the rear aspect.

BEDROOM THREE

2.69m x 2.89m (8' 10" x 9' 6") A spacious single with gas radiator, carpet flooring and UPVC window to the front aspect.

BATHROOM

1.62m x 1.74m (5' 4" x 5' 9") Partially tiled with frosted UPVC window to the front aspect. Comprises of a side panelled bath and hand wash basin.

EXTERIOR

GARDEN to Rear

Patio area adjacent to the property, mainly laid to lawn with fenced borders overlooking open fields.

ADDITIONAL INFORMATION

Property Details

Council Tax Band - D

Gas Safety Certificate - Valid Until October 2025

5yr Electrical Safety Certificate (EICR) - Valid Until October 2028

***Shower room was renovated in August 2024

*****Boiler installed October 2024 and benefits from a 5yr warranty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	