

FOR SALE

£350,000 Freehold



Rookwood Drive, Stevenage, Hertfordshire. SG2 8PH

- CHAIN FREE
- SPACIOUS TERRACE HOUSE WITH LOTS OF POTENTIAL
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- ELECTRICAL REWIRE 2013, NEW ROOF COVERING 2014, NEW WINDOWS AND DOORS 2018, NEW BATHROOM 2022, NEW BOILER 2023.
- GARAGE
- EXTENDED
- LONGMEADOW B LOCATION
- CLOSE TO AMENITIES AND GOOD SCHOOLS
- OVERLOOKING PARKLAND



PROPERTY DESCRIPTION

This spacious '106sqm' three bedroom family home set within the prestigious area of 'Longmeadow B' is being sold Chain Free and ready to move into. The property is a blank canvas oozing opportunity for the new buyers to put their own stamp on it. Within the current owner's time, they have completed lots of works including an electrical rewire in 2013, reroofed in 2014, new windows and doors in 2018, new bathroom in 2022 and new boiler in 2023.

It benefits from a great internal accommodation comprising; entrance porch, large lounge, extended dining room, kitchen, utility room, three double bedrooms, bathroom, w/c and boiler room. The property overlooks Shephalbury Park woodland to the front and the enclosed rear garden has access to the garage as well as potential to create off road parking.

Rookwood Drive 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 0.2 Miles

Shephalbury Park Primary School 0.2 Miles

Barnwell Secondary School 0.3 Miles

TESCO Superstore 0.7 Miles

A1(M) Junction 7 1.2 Miles

Knebworth Train Station and High Street 1.4 Miles

Stevenage Train Station and Town Centre 1.7 Miles



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE PORCH

A welcoming area with tiled floor and space for shoes and coats. Double doors leading to:

LOUNGE

6.4m x 3m (21' 0" x 9' 10")

A large open room with Parquet flooring with stairs leading to the first floor and door to the kitchen, leading to a carpeted area, open to the dining room. Window to the front aspect, radiator.

DINING ROOM

3.1m x 5.1m (10' 2" x 16' 9")

Having been extended, this large room with French doors leading to the garden is a great addition. Window to the side aspect. Radiator.

KITCHEN

4.9m x 2.6m (16' 1" x 8' 6")

Fitted kitchen comprising a range of wall and base units with worksurface over, space for freestanding cooker, washing machine, dishwasher and fridge/freezer. Open to utility area. Window to the rear aspect and door to the rear garden.

UTILITY AREA

1.7m x 1.8m (5' 7" x 5' 11")

Accessible from the front of the house, this additional space could be used for a variety of uses including utility room, walk in pantry or even converted to downstairs w/c (stp)

FIRST FLOOR

FIRST FLOOR LANDING

Doors to all bedrooms, bathroom and boiler room.
Access to the loft via a hatch.

BEDROOM ONE

3.8m x 3.2m (12' 6" x 10' 6")

Double bedroom with fitted wardrobes, two windows to the front aspect. Two radiators.

BEDROOM TWO

3.6m x 2.4m (11' 10" x 7' 10")

Double bedroom with built in storage cupboard and window to the front aspect. Radiator.

BEDROOM THREE

3.1m x 2.7m (10' 2" x 8' 10")

Small Double room with built in storage cupboard, window to the rear aspect, Radiator.

BOILER ROOM

1.5m x 1.4m (4' 11" x 4' 7")

Room housing the boiler (fitted in 2023) and hot water tank, window to the rear aspect.

BATHROOM

Side panel bath with mixer taps and a hand attachment, electric shower over and glass shower screen. Wash hand basin. Partially tiled walls. Window to the rear aspect.

WC

W/C and window to the rear aspect.

EXTERIOR

REAR GARDEN

Fully enclosed, mature rear garden with patio area leading to a lawn area bordered with shrubs and bushes. Gated access to the rear. Brick built storage. Potential to create additional parking from the rear access (STP).

GARAGE

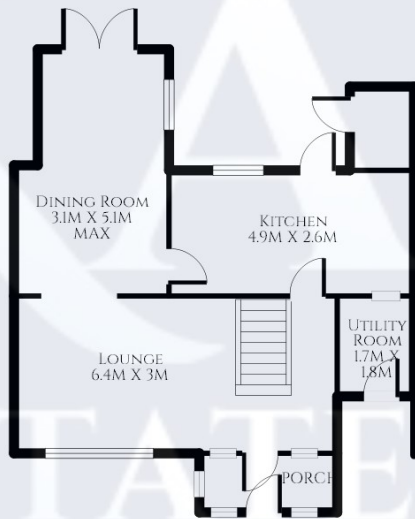
2.4m x 5.3m (7' 10" x 17' 5")

Situated en-bloc, accessible from the rear garden this great addition to the property features an Up and over door.

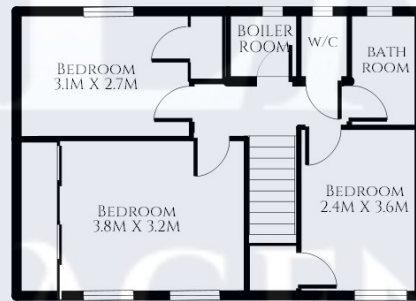


FLOORPLAN & EPC

KALM
- ESTATE AGENTS -

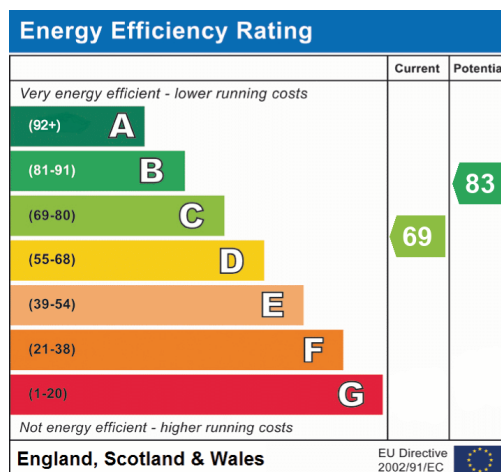


GROUND FLOOR



FIRST FLOOR

APPROX GROSS INTERNAL FLOOR AREA: 106 SQM/ 1140SQFT
EXCLUDING GARAGE



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