



Forest Row, Stevenage, Hertfordshire. SG2 8BY

- SEMI DETACHED HOUSE
- EXTENDED TO THE FRONT AND REAR
- LARGE REAR GARDEN
- STUDIO OUTBUILDING
- THREE DOUBLE BEDROOMS
- GROUND FLOOR CLOAKROOM
- UTILITY ROOM AND STUDY
- LARGE ENTERTAINING KITCHEN/DINING ROOM
- COMBINATION BOILER
- CLOSE TO SCHOOLS AND AMENITIES



PROPERTY DESCRIPTION

An impressive three bedroom semi-detached property which offers versatile accommodation presented over two floors. The property has been extended to the front and rear to create a fantastic kitchen/dining/living room with French doors out to the patio. The ground floor also offers a study, utility room and ground floor cloakroom. The first floor offers three double bedrooms and a shower room. The rear garden is substantial with a large patio seating area studio and a large garden shed.

Forest Row in Broadwater lies to the East of Stevenage with great local amenities to include:-

Local shops 0.0 Miles

TESCO SUPERSTORE 0.2 Miles

A1m Junction 7 0.8 Miles

ROEBUCK DOCTORS 0.1 Miles

ROEBUCK PRIMARY SCHOOL 0.2 Miles

ST. MARGRETS CLITHEROW 0.3 Miles

Barnwell Secondary 0.6 Miles

SHEPHALBURY PARK 0.3 Miles



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALLWAY

Doors to the study, lounge and stairs to the first floor. Laminate flooring and vertical radiator.

LOUNGE

3.32m x 6.23m (10' 11" x 20' 5")
Large lounge with window to the front aspect. Built in feature wall with inset for tv and comms. Shelving and storage cabinets. Laminate flooring and radiator.

KITCHEN/DINER

2.72m x 7.58m (8' 11" x 24' 10")
French doors to the rear garden, open plan space with a grey gloss handle less kitchen incorporating an Island with marble work surface, range of cabinets with integrated dishwasher, oven and hob and space for a large American fridge/freezer. Additional single door and window to rear aspect along with two Velux windows. Laminate flooring and radiator.

UTILITY ROOM

1.93m x 2.32m (6' 4" x 7' 7")
Plumbing for washing machine, storage cupboards, one housing the meters. Door leading to the study.

STUDY

1.88m x 2.03m (6' 2" x 6' 8")
Window to the front aspect. Doors leading to the entrance hallway and the utility room. Radiator.

CLOAKROOM

1.52m x 1.70m (5' 0" x 5' 7")
Low level wc and vanity wash hand basin. Laminate flooring.

FIRST FLOOR

FIRST FLOOR LANDING

Doors to all bedrooms and access to the loft via a hatch.

BEDROOM ONE

2.56m x 4.30m (8' 5" x 14' 1") into recess
Double bedroom with window to the front aspect. Shower cubicle in the corner with extractor fan above. Laminate flooring. Radiator.

BEDROOM TWO

2.36m x 4.37m (7' 9" x 14' 4")
Double bedroom with dual aspect windows. Lowered ceiling creating storage. Carpet. Radiator.

BEDROOM THREE

3.14m x 3.38m (10' 4" x 11' 1")
Currently being used as a dressing room. Window to the rear aspect. Built in storage. Radiator.

SHOWER ROOM

1.67m x 2.28m (5' 6" x 7' 6")
A modern shower room with walk in shower and glass screen, vanity wash hand basin and low level wc. Window to the rear aspect. Partially tiled.

OUTSIDE

REAR GARDEN

Access to the front via a gate which leads directly out to a side alley. Patio area with path leading down to the bottom of the garden. Large lawned area, with Studio and timber shed.

STUDIO/ANNEX

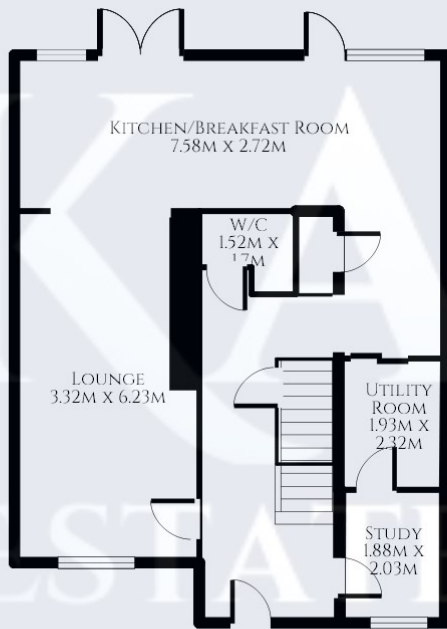
2.82m x 5.84m (9' 3" x 19' 2")
Timber built studio which has been insulated and internally plastered. Has it's own electricity supply.

FRONT OF PROPERTY

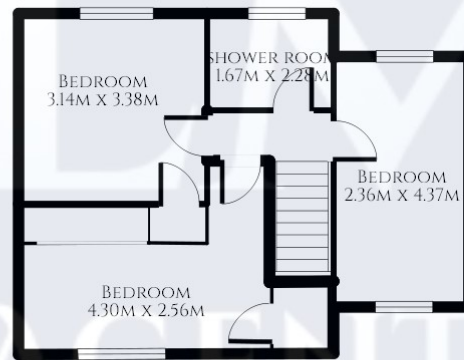
Mainly laid to lawn with a path to the front door.



FLOORPLAN



GROUND FLOOR



FIRST FLOOR