



Birdwing Walk, Stevenage, Hertfordshire. SG1 4FT

- AVAILABLE NOW
- FOUR BEDROOMS
- TWO ENSUITE SHOWER ROOMS
- DOWN STAIRS CLOAKROOM
- GARAGE AND PARKING INFRONT
- KITCHEN/DINER
- UNFURNISHED
- SOUTH FACING REAR GARDEN
- WHITE GOODS INCLUDED
- SEMI DETACHED HOUSE



PROPERTY DESCRIPTION

Available now, this four bedroom semi-detached family home set over three floors with garage and parking for two cars. The property benefits from kitchen/diner, large lounge, downstairs w/c, four bedrooms (two with en-suites) and family bathroom.

Birdwing Walk is well located in the East of Stevenage and benefits from the following amenities

Local shop 0.1miles

Serpentine and Thirlmere Woods 0.3 miles

Martins Wood Primary School 0.3miles

Manor House Doctors surgery 0.6 miles

Nobel Secondary School 0.8 miles

Tesco 1.0 miles

Town Centre 1.9 miles

Lister Hospital 1.9 mile

A1m Junction 8 2.2 miles



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALLWAY

Doors to lounge, kitchen and downstairs w/c. Stairs to first floor.

KITCHEN/DINER

2.5m x 4.7m (8' 2" x 15' 5")

Fitted kitchen comprising a range of wall and base units. Integrated fridge/freezer and washing machine. Cooker, gas hob with extractor over. Dishwasher. Space for table. Window to the front aspect. Radiator.

LOUNGE

4.7m x 4.3m (15' 5" x 14' 1") MAX

Large room with french doors leading out to the garden. Storage cupboard.

DOWNSTAIRS CLOAKROOM

0.9m x 1.8m (2' 11" x 5' 11")

W/C and wash hand basin.

FIRST FLOOR

FIRST FLOOR LANDING

Doors to three bedrooms and bathroom.

BEDROOM ONE

4.1m x 2.6m (13' 5" x 8' 6")

Double bedroom with window to the rear aspect. Access to the en-suite shower room. Radiator.

EN-SUITE SHOWER ROOM

2.3m x 1.5m (7' 7" x 4' 11") MAX

Single shower enclosure, wash hand basin and w/c.

BEDROOM TWO

3.8m x 2.6m (12' 6" x 8' 6")

Double bedroom with window to the front aspect. Radiator.

BEDROOM THREE

2.1m x 3.3m (6' 11" x 10' 10")

Single bedroom with window to the rear aspect. Radiator.

BATHROOM

2m x 1.6m (6' 7" x 5' 3")

Side panel bath, wash hand basin and w/c. Window to the front aspect. Heated towel radiator.

SECOND FLOOR

BEDROOM FOUR

3.7m x 7.1m (12' 2" x 23' 4")

Double bedroom running the length of the house with windows to the front and rear aspect. Fitted wardrobes, storage cupboard and access to the en-suite shower room.

ENSUITE SHOWER ROOM

1.8m x 2.1m (5' 11" x 6' 11")

Double shower enclosure, wash hand basin and w/c. Velux window to the rear aspect.

EXTERIOR

FRONT GARDEN

Mainly lawn with path to the front door.

REAR GARDEN

South facing rear garden with decking area and lawn area. Door into garage. gate to side access.

GARAGE

Up and over door. Space to park two cars in tandem in front.

AGENTS NOTES

This property is available now on an unfurnished basis.

The monthly rent is £2000

A holding deposit of £461.53 to secure the property is required when the rental is agreed.

A total of five weeks deposit of £2307.69 will need to be paid on move in day, this will be lodged with Tenancy Deposit Scheme. (Your holding deposit will be included into this cost)

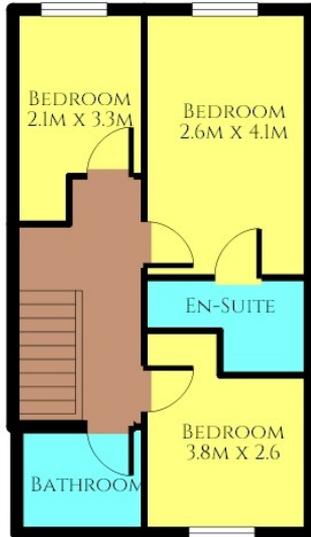
To pass referencing you will need to earn over £60000.



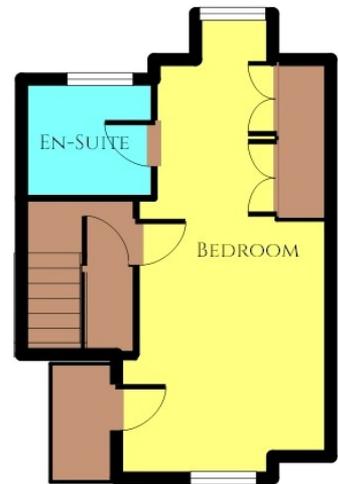
FLOORPLAN & EPC



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			89
(69-80) C		79	
(55-68) D			
(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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