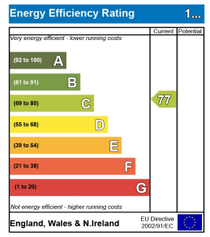
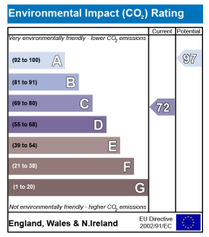
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





Viewing by appointment only

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COUNTRY PROPERTIES
PART OF HUNTERS

3 Bragbury Barns

Pembridge Gardens, Stevenage,
Hertfordshire, SG2 8BQ
£525,000

COUNTRY PROPERTIES
PART OF HUNTERS

Superb Grade two listed barn conversion located on gated development in Bragbury End with three bedrooms, feature beam work, under floor heating, garage and plenty of parking.

- Three bedrooms, master with en suite bathroom/wet room
- Fully fitted kitchen
- Courtyard gardens
- Garage and plenty of parking
- Magnificent reception area with beamed vaulted ceiling
- Under floor heating
- Gated development

Introduction

This grade two listed barn conversion is located on this tasteful gated development which was formerly a garden centre. 3 Bragbury Barns features a main reception area with vaulted beamed ceiling with lots of character but offering fully fitted kitchen, bathroom with wet room, sitting room with bi folding doors, courtyard gardens, garage and plenty of parking.

Ground Floor

Dining Hall

21' 8" x 14' 0" (6.60m x 4.27m) Double entrance doors to Dining Hall, with superb vaulted beamed ceiling, TV point, tiled floor.

Kitchen

16' 0" x 12' 0" (4.88m x 3.66m) Full range of fitted units with granite work surfaces incorporating double bowl sink unit with integrated Bosch hob with extractor over, two full size ovens, integrated fridge and freezer washer/dryer and dishwasher, spot lighting, tiled floor and walls, built in cupboard, an array of cupboards and drawers.

Sitting Room

17' 6" x 17' 0" (5.33m x 5.18m) Steps up from Dining Hall to Sitting room with two sets of bi folding doors to courtyards, wood style floor, high level windows, spot lighting.

Bedroom One

11' 2" x 10' 6" (3.40m x 3.20m) Plus built in wardrobe.

Family Bathroom/Wet Room

White suite consisting of bath with side taps and hand shower, wash hand basin to vanity unit, large walk in wet room area, low level wc with high level flush, heated towel rail, tiled walls and floor, cross beam work, window.

First Floor

Landing

Stairs accessed from Dining Hall to small landing, access to bedroom.

Bedroom Two

17' 6" x 12' 0" (5.33m x 3.66m) narrowing to 8'. Windows to two aspects, beam work, radiator.

Landing

Stairs from Dining Hall to Bedroom Three.

Bedroom Three

17' 6" x 12' 0" (5.33m x 3.66m) max. Two windows to rear, window to front, radiator.

Outside

Front Garden

The property can be accessed from the front or rear. To the front, there is an attractive courtyard area, and a lawn area with borders and lighting, bin storage area.

Rear Courtyard Gardens

There are bi folding doors at both ends of the sitting room to two courtyard gardens, the easterly facing has artificial lawn, with panelling to form seclusion. To the western aspect, there is a block paved terrace with close interwoven fencing, gate to garage and car standing area.

Garage and Car Standing Area

Car standing for a number of vehicles leading to garage with power and light, plenty of storage to roof void, additional recess housing gas fired boiler and water softener, additional storage for bikes etc.

Agents Notes

There is an annual maintenance payment, currently £244 which covers a share of the communal areas and maintenance of the electronic gates.