

FOR SALE

£375,000 Freehold



# 15 Ashdown Road, Stevenage, Hertfordshire. SG2 8TY

- CHAIN FREE
- THREE BEDROOMS
- DRIVEWAY FOR 2/3 CARS
- DOWNSTAIRS SHOWER ROOM
- UTILITY ROOM
- COMBINATION BOILER
- SUMMER HOUSE
- SHAKER STYLE FITTED KITCHEN
- CLOSE TO A1M AND A602





## PROPERTY DESCRIPTION

Being sold chain free, this three bedroom family home in Broadwater, Stevenage with a driveway parking for at least 2 cars. The property comprises; kitchen/diner, utility room, downstairs shower room, lounge, three bedrooms and family bathroom. Outside a summer house is a great additional space.

Ashdown Road is situated in Broadwater, Stevenage and close to the following amenities:

Marymead medical practice 0.3 miles

Longmeadow Primary School 0.3 miles

Local Shops 0.4 miles

Shephalbury Park 0.5 miles

Barnwell Secondary 0.8 miles

TESCO SUPERSTORE 1.0 miles

A1m Junction 7 1.5 miles



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE HALLWAY

Doors leading to the lounge, opening to kitchen and utility. Tiled flooring. Radiator.

#### LOUNGE

3.46m x 5.44m (11' 4" x 17' 10") A good size room with window to the front aspect and French doors to the rear garden. Downlighting and two radiators.

#### UTILITY ROOM

1.67m x 1.40m (5' 6" x 4' 7") 1.67m x 1.40m (5' 6" x 4' 7") Space for washing machine and tumble dryer with stone worksurface over and glass counter sink. Downlighting and radiator. Sliding door to shower room.

#### SHOWER ROOM

1.06m x 1.40m (3' 6" x 4' 7") Fully tiled shower room with electric shower and enclosed w/c.

#### KITCHEN/DINER

2.95m x 3.70m (9' 8" x 12' 2") Shaker style kitchen with a range of wall and base units with stone worksurface. Integrated dishwasher. Space for Range cooker and American style fridge freezer. Window to the rear aspect. Tiled flooring. Radiator. Space for a table.

### FIRST FLOOR

#### FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Storage cupboard housing the combination boiler. Access to the loft via a hatch.

### BEDROOM ONE

3.62m x 2.78m (11' 11" x 9' 1") Double bedroom with window to the front aspect. Downlighting and radiator.

### BEDROOM TWO

3.04m x 3.47m (10' 0" x 11' 5") Double bedroom with window to the front aspect. Storage cupboard. Downlighting and radiator.

### BEDROOM THREE

2.55m x 2.34m (8' 4" x 7' 8") Single bedroom with window to the rear aspect. Storage cupboard. Downlighting and radiator.

### BATHROOM

2.67m x 1.99m (8' 9" x 6' 6") Comprising; side panel bath with ceiling waterfall shower over, w/c and vanity wash hand basin. Fully tiled walls. Downlighting and heated towel radiator. Window to the rear aspect.

### EXTERIOR

#### DRIVEWAY

Shingle driveway for 2/3 cars.

#### REAR GARDEN

Stone Patio area leading to lawn area with in the ground trampoline. Summer house.

#### SUMMER HOUSE

Window and double doors.

### AGENTS NOTES

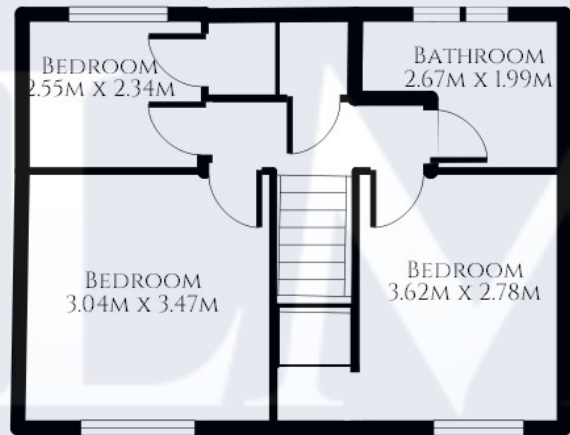
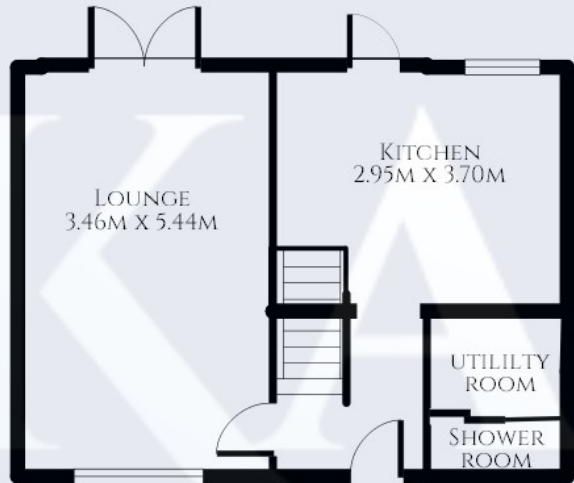
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# FLOORPLAN & EPC

**KALM**  
-ESTATE AGENTS-



TOTAL AREA 79 SQM (850SQ.FT) 80 SQ. M / 859 SQ. FT

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOORPLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION OR MISTATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER. THE SERVICES, SYSTEMS AND APPLIANCES SHOWN HAVE NOT BEEN TESTED AND NO GUARANTEE AS TO THERE OPERTABILITY OR EFFICIENCY CAN BE GIVEN.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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