



## Holly Leys, Stevenage, Hertfordshire. SG2 8JA

- THREE BEDROOMS
- FAMILY HOME
- CONSERVATORY
- COMBINATION BOILER
- PORCH
- GOOD SIZE REAR GARDEN
- AMPLE COMMUNAL PARKING
- CLOSE TO A1M AND A602
- CLOSE TO SHEPHALBURY PARK
- BEAUTIFULLY FINISHED



## PROPERTY DESCRIPTION

This three bedroom family home has been beautifully finished and is ready to move straight in. It is well located in Broadwater, Stevenage and is close to local primary and secondary schools, shops and parks with fantastic links to A602 and A1m, Junction 7.

The property has been finished to a modern standard throughout and comprises; Lounge/diner, good size kitchen, conservatory, three good size bedrooms, family bathroom and a good size rear garden. To the front of the property is ample on street parking.

With plenty of amenities close by:

Marymead Medical Practice 0.4 Miles

Shephalbury Park School 0.4 Miles

Barnwell Secondary 0.9 Miles

Co-op 0.4 Miles

Shephalbury Park 0.5 Miles

Tesco Superstore 1.0 Miles

A1m Junction 7 1.6 Miles



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE HALLWAY

With a porch extension on the front, the entrance hallway is now a lovely opening with plenty of storage and designer radiator. Stairs to the first floor and doors to the kitchen and lounge.

#### LOUNGE/DINER

3.02m x 5.99m (9' 11" x 19' 8")

A great size room with window to the front aspect, Gas fire, door into the kitchen and doors out to the conservatory. Space for a table.

#### KITCHEN

3.3m x 5.06m (10' 10" x 16' 7")

A good size kitchen with a range of wall and base units and Butler sink. Space for range cooker, dishwasher, washing machine and fridge/freezer. Door to the rear garden and window to the rear aspect. Under stairs storage cupboard. Downlights.

#### CONSERVATORY

3.4m x 2.9m (11' 2" x 9' 6")

A great addition with glass surround and French doors to the rear garden. Radiator.

### FIRST FLOOR

#### FIRST FLOOR LANDING

Doors to bedrooms and bathroom, storage cupboard and access to the loft via a hatch. (The combination boiler is situated in the loft)

#### BEDROOM ONE

3.1m x 3.5m (10' 2" x 11' 6")

Double bedroom with window to the front aspect, fitted wardrobes and radiator.

#### BEDROOM TWO

3.6m x 2.7m (11' 10" x 8' 10")

Double bedroom with window to the rear aspect, fitted wardrobes and radiator.

#### BEDROOM THREE

2.8m x 3.2m (9' 2" x 10' 6")

Small double room with window to the front aspect and radiator. Storage cupboard.

#### BATHROOM

Fully tiled bathroom comprising; P shaped side panel bath, vanity wash hand basin and w/c, window to the rear aspect, downlights and heated towel radiator.

### EXTERIOR

#### FRONT GARDEN

Enclosed front garden with patio and shrubs.

#### REAR GARDEN

Enclosed rear garden with decking area leading to a lawn area. Space for sheds.

### AGENTS NOTES

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers should satisfy themselves that the information is correct.

All measurements are approximate, Kalm Estate Agents try to ensure they are as accurate as possible however the purchaser must verify any measurements of importance.

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.

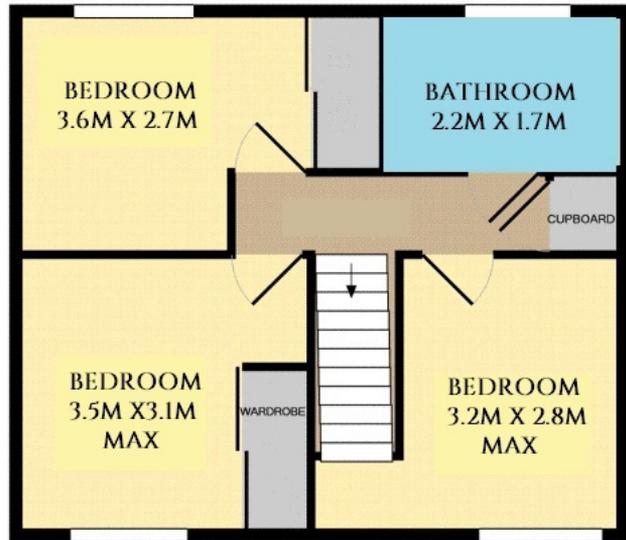
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# FLOORPLAN & EPC



**GROUND FLOOR**



**FIRST FLOOR**

TOTAL APPROX. FLOOR AREA 96.6 SQ.M. (1040 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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 their operability 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>		
(69-80)	<b>C</b>		72
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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