



## Barham Road, Stevenage, Hertfordshire. SG2 9HX

- THREE DOUBLE BEDROOM, DETACHED HOUSE
- GARAGE AND DRIVEWAY
- ELECTRIC CAR CHARGER
- TATLERS FARM LOCATION
- EN-SUITE SHOWER ROOM
- GROUND FLOOR W/C
- CONSERVATORY
- OUTBUILDING WITH POWER AND LIGHTING
- REFITTED KITCHEN
- LOW MAINTENANCE FRONT AND BACK GARDENS



## PROPERTY DESCRIPTION

**\*\* Guide Price £500,000 - £525,000\*\***

Lived in by one family since new, this three double bedroom, detached house is beautifully presented and ready to move in to. The property provides a good living space comprising: entrance hallway, ground floor w/c, lounge, kitchen, conservatory, integral garage (which could be converted stpp), three double bedrooms, en-suite and bathroom. Outside the front and back gardens are low maintenance with artificial lawn and a wooden outbuilding/studio provides a great addition.

Barham Road is located within a Cul-de-sac in the Tatlers Farm area of Stevenage, being close to the cycle track system it provides great access to ample amenities including:

Ashtree Primary school 0.4 miles

Sainsbury's supermarket 0.5 miles

Marriotts Secondary School 0.6 miles

Nobel Secondary School 0.7 miles

Fairlands Valley Park 0.7 miles

Stevenage Town Centre 1.7 miles

Stevenage Train Station 1.9 miles

A1m Junction 7 2.1 mil



# ROOM DESCRIPTIONS

## GROUND FLOOR

### ENTRANCE HALLWAY

Doors leading to the lounge and w/c. Radiator.

### W/C

0.92m x 1.35m (3' 0" x 4' 5")

Partially tiled walls, w/c and wash hand basin. Window to the side aspect.

### LOUNGE

3.43m x 7.15m (11' 3" x 23' 5")

A great size lounge with window to the front aspect and double doors opening to the conservatory. Door to hallway. Electric Fire. Radiator.

### CONSERVATORY

5.35m x 2.35m (17' 7" x 7' 9")

Built at the same time as house with a brick built surround and double glazed windows to all aspects; this additional rooms runs the width of the property allowing a flowing access between the kitchen and lounge. Open to the kitchen, space for a good size dining table. Radiator. French doors to the rear garden.

### KITCHEN

2.57m x 2.97m (8' 5" x 9' 9")

Refitted gloss fronted, handle less kitchen comprising a range of wall and base units, eye level cooker and built in microwave. Electric hob with extractor over. Space for washing machine and undercounter fridge. Opening to the conservatory.

### HALLWAY

Door to the integral garage, stairs to the first floor with storage cupboard underneath.

### INTEGRAL GARAGE

2.45m x 5.51m (8' 0" x 18' 1")

Accessed by a electric roller door from the front or via the hallway, this space can be easily converted to an additional room if required (s.t.p.p) Wall mounted boiler.

## FIRST FLOOR

### FIRST FLOOR LANDING

Doors to all bedrooms and bathroom, airing cupboard housing the hot water tank. Window to the side aspect. Access to the boarded loft via a hatch with pull down ladder.

### BEDROOM ONE

3.4m x 3.57m (11' 2" x 11' 9")

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

### EN-SUITE SHOWER ROOM

1.74m x 1.13m (5' 9" x 3' 8")

Fully tiled with single shower enclosure with thermostatic shower and waterfall connection, wash hand basin and w/c. Window to the rear aspect.

### BEDROOM TWO

2.78m x 3.43m (9' 1" x 11' 3")

Double bedroom with window to the front aspect. Radiator.

### BEDROOM THREE

2.58m x 4.63m (8' 6" x 15' 2") max

Double bedroom with window to the front aspect. Storage cupboard. Radiator.

### BATHROOM

2.60m x 1.63m (8' 6" x 5' 4")

Refitted bathroom comprising; 'p' shaped side panel bath with mixer taps, thermostatic shower over and glass shower screen, vanity wash hand basin and w/c. Window to the rear aspect. Heated towel radiator.

## EXTERIOR

### DRIVEWAY

Block pave driveway for one car with electric charging point. Artificial lawn area with tree. Access to the rear garden via gated access.

### REAR GARDEN

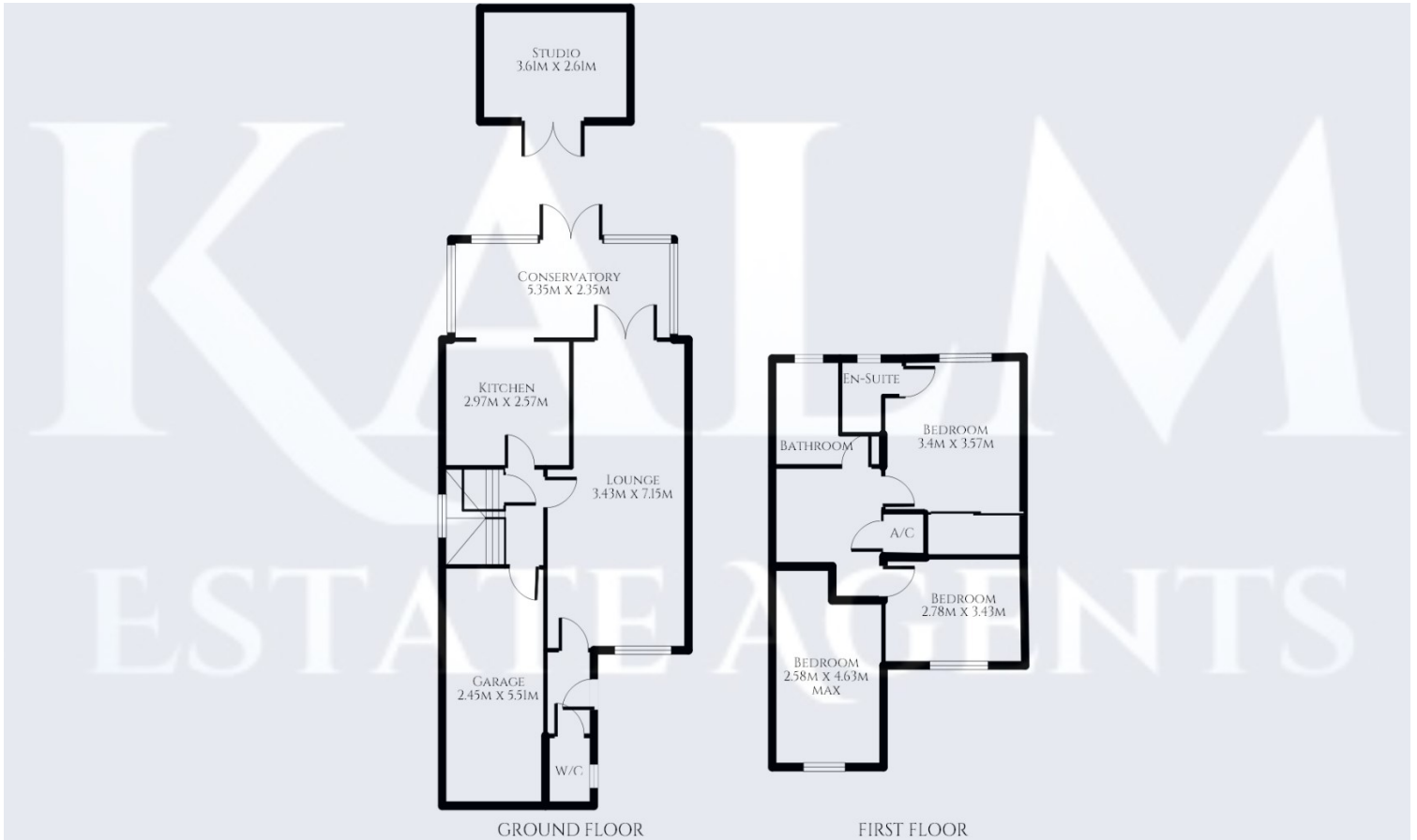
Fully enclosed rear garden with gated access from front, low maintenance with patio and artificial lawn stepping down to the outbuilding.

### STUDIO

3.61m x 2.61m (11' 10" x 8' 7")

Wooden 'Dunster House' construction outbuilding with power and lighting so a perfect additional space which could be used as an office.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		74
(55-68)	<b>D</b>	60	
(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	

Stevenage  
 29, Shephall Green, Stevenage, SG2 9XS  
 01438 572020  
 linzi.davis@kalmstateagents.co.uk