



Plash Drive, Stevenage, Hertfordshire. SG1 1LW

- CHAIN FREE
- THREE BEDROOMS
- END OF TERRACE HOUSE
- COMBINATION BOILER
- GARAGE AND PARKING
- SEPARATE DINING ROOM
- SOUTH WEST FACING REAR GARDEN
- WALKING DISTANCE TO STEVENAGE TOWN CENTRE AND TRAIN STATION



PROPERTY DESCRIPTION

****GUIDE £325,000 - £330,000****

Being sold Chain Free, this three bedroom, end of terrace family home located within a 10 minute walk to Stevenage Town Centre and Train Station. The property comprises; entrance hallway, lounge, dining room, kitchen, three bedrooms, shower room and separate w/c. Outside; the property benefits from south/westerly facing rear garden and side garden. A garage with parking in front is located to the rear of the property.

Plash Drive is conveniently located close to Stevenage town centre and has an array of amenities within walking distance including:

Broom Barns Primary 0.2 Miles

Town Centre 0.3 Miles

Tesco Supermarket 0.4 Miles

Stevenage Train Station 0.5 Miles

King George Surgery 0.5 Miles

Fairlands Valley Park 0.7 Miles

Stevenage old town 0.8 Miles

Marriotts Secondary School 0.9 Miles



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALL

Doors to the lounge and kitchen. Stairs to the first floor with storage underneath.

LOUNGE

3.70m x 3.75m (12' 2" x 12' 4")

Good size lounge with door to the dining room. Window to the side aspect. Gas fire and radiator.

DINING ROOM

3.27m x 3.22m (10' 9" x 10' 7")

Door leading to the kitchen and lounge. Patio doors leading to the rear garden. Radiator.

KITCHEN

3.41m x 2.61m (11' 2" x 8' 7")

Fitted kitchen comprising a range of wall and base units with worksurface over. Space for freestanding cooker, washing machine, undercounter fridge and freezer. Window and door to the rear garden.

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

3.73m x 3.24m (12' 3" x 10' 8")

Double bedroom with window to the side aspect. Radiator.

BEDROOM TWO

3.07m x 3.26m (10' 1" x 10' 8")

Double bedroom with window to the rear aspect. Radiator.

BEDROOM THREE

2.39m x 2.53m (7' 10" x 8' 4")

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

SHOWER ROOM

1.68m x 1.67m (5' 6" x 5' 6")

Fully tiled with corner shower enclosure and thermostatic shower. Wash hand basin. Window to the rear aspect.

W/C

0.85m x 1.69m (2' 9" x 5' 7")

W/C. Window to the rear aspect.

EXTERIOR

FRONT GARDEN

SIDE GARDEN

Mainly laid to lawn with path leading to the front and back.

REAR GARDEN

Fullt enclosed, South Westerly facing garden, mainly laid to lawn. Side gate.

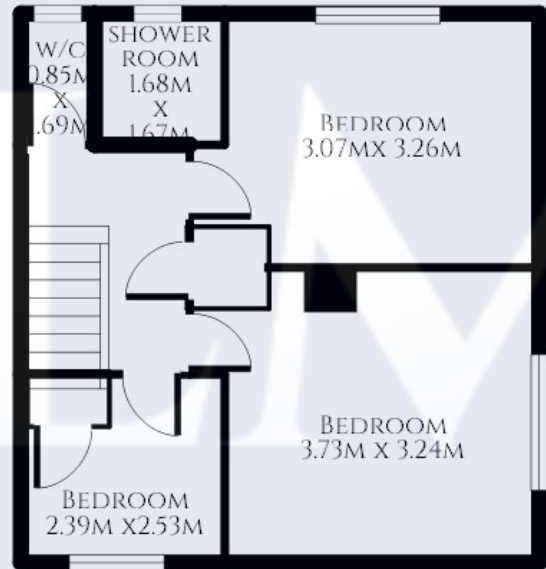
GARAGE

Located to the rear of the property with up and over door and parking infront.






GROUND FLOOR



FIRST FLOOR

APPROX GROSS INTERNAL FLOOR AREA 86 SQ.M/ 925 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+) A		
(81-91) B		
(69-80) C	69	76
(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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