



Verity Way, Stevenage, Hertfordshire. SG1 5PN

- CHAIN FREE
- THREE BEDROOMS
- DOWNSTAIRS CLOAKROOM
- CONSERVATORY
- SOUTH WEST FACING REAR GARDEN
- KITCHEN/DINER
- UTILITY ROOM
- CLOSE TO AMENITIES AND GOOD SCHOOLS



PROPERTY DESCRIPTION

Being sold chain free, this three bedroom family home in Verity Way, Stevenage. The property is a fantastic size and comprises; kitchen/diner, lounge, conservatory, downstairs w/c, utility room, three good size bedrooms and shower room. To the rear is a south/westerly facing rear garden and ample parking to the rear.

Verity Way is located close to lots of local amenities and has great transport links to the town centre.

Local shops 0.2 Miles

Chells Way Surgery 0.3 Miles

Mossbury Primary School 0.3 Miles

Nobel Secondary School 0.5 Miles

Fairlands 0.8 Miles

Town Centre 1.4 Miles

Stevenage Train Station 1.6 Miles



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALLWAY

Doors to kitchen, lounge, downstairs w/c and rear lobby. Stairs to the first floor.

KITCHEN

3.38m x 2.99m (11' 1" x 9' 10")

Fitted kitchen with a range of wall and base units with work surface over. Space for freestanding cooker. Space for dishwasher and undercounter fridge. Under stairs storage cupboard. Window to the front aspect.

DINING ROOM

2.44m x 2.76m (8' 0" x 9' 1")

Space for a dining table, open to the lounge and kitchen. Window to the front aspect. Radiator.

LOUNGE

5.09m x 3.23m (16' 8" x 10' 7")

Good size room with gas fire. Sliding doors to the conservatory. Radiator.

CONSERVATORY

4.11m x 1.98m (13' 6" x 6' 6")

With a brick surround and windows to the rear and side. French doors.

DOWNSTAIRS CLOAKROOM

1.82m x 0.83m (6' 0" x 2' 9")

w/c and wash hand basin.

REAR LOBBY

Door to the rear garden. open to the utility room.

UTILITY ROOM

1.79m x 2.96m (5' 10" x 9' 9")

A great additional space with space for washing machine and tumble dryer. Windows to the side and rear aspect.

FIRST FLOOR

FIRST FLOOR LANDING

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

BEDROOM ONE

4.42m x 3.01m (14' 6" x 9' 11")

Double bedroom with window to the rear aspect. Radiator.

BEDROOM TWO

4.35m x 2.49m (14' 3" x 8' 2")

Double bedroom with window to the rear aspect. Radiator.

BEDROOM THREE

3.55m x 2.03m (11' 8" x 6' 8")

Bedroom with window to the front aspect. Large storage cupboard used as a wardrobe. Radiator.

SHOWER ROOM

2.04m x 1.66m (6' 8" x 5' 5")

Single shower enclosure, wash hand basin and w/c. Window to the front aspect.

EXTERIOR

FRONT GARDEN

Mainly laid to lawn with mature shrubs and bushes. Path to the front door.

REAR GARDEN

Patio area leading to lawn with gated rear access.

PARKING

Ample parking can be found at the rear of the property.



FLOORPLAN & EPC



GROUND FLOOR

FIRST FLOOR

APPROX GROSS INTERNAL FLOOR AREA: 102 SQ_M / 1096 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 | | 77 |
| (55-68) | D | 59 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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