



School Close, Stevenage, Hertfordshire. SG2 9TY

- THREE BEDROOMS
- SOUTH FACING REAR GARDEN
- COMBINATION BOILER
- LOUNGE/DINER
- FITTED GLOSS KITCHEN
- IDEAL FIRST TIME PURCHASE
- CLOSE TO AMENITIES
- CLOSE TO A1M AND A602



PROPERTY DESCRIPTION

This well presented, three bedroom family home is located in Shephall, Stevenage. The property comprises; entrance hallway, fitted gloss kitchen, lounge/diner, three good size bedrooms, bathroom and south facing rear garden.

School Close is well positioned for families with amenities including schools and parks close by;

Peartree Park 0.1 miles

Fairlands Valley Park 0.4 miles

Peartree Spring Primary School 0.2 miles

Barnwell Secondary 0.3 miles

Local Shops 0.3 miles

Asda supermarket 1.1 miles

Train Station 1.4 mil



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALLWAY

A good size hallway opening up to the kitchen. Stairs to the first floor.

KITCHEN

2.89m x 4.8m (9' 6" x 15' 9")

Fitted gloss kitchen with a range of base and wall units. Space and plumbing for washing machine, dish washer and freestanding fridge/freezer. Oven and gas hob. Window and door to the rear garden.

LOUNGE

3.5m x 6.01m (11' 6" x 19' 9")

A good size lounge/diner with dual aspect windows and door leading out to the rear garden.

Radiator.

FIRST FLOOR

FIRST FLOOR LANDING

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

BEDROOM ONE

3.5m x 3.2m (11' 6" x 10' 6")

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

BEDROOM TWO

2.6m x 4.18m (8' 6" x 13' 9")

Double bedroom with window to the rear aspect. Radiator.

BEDROOM THREE

1.9m x 3.2m (6' 3" x 10' 6")

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

BATHROOM

2.2m x 1.6m (7' 3" x 5' 3")

Fully tiled bathroom comprising; side panel bath with shower over, wash hand basin and w/c. Window to the rear aspect.

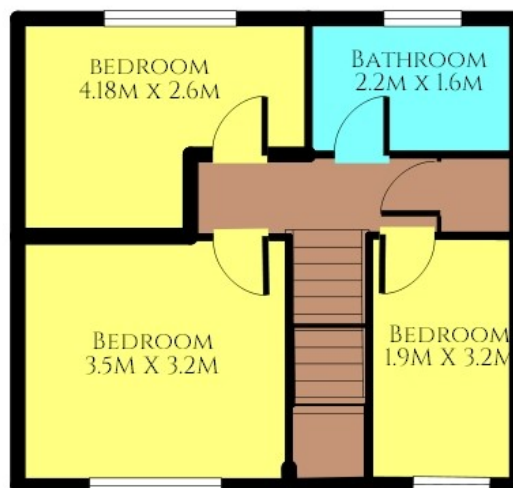
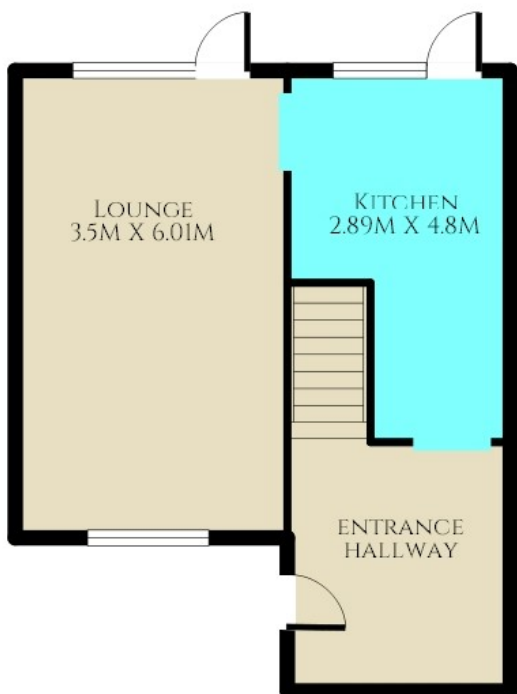
EXTERIOR

FRONT GARDEN

REAR GARDEN

South facing rear garden with patio area leading to lawn area.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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