



Pepsal End, Stevenage, Hertfordshire. SG2 8LW

- THREE BEDROOMS
- EXTENDED TO THE FRONT
- SOUTH FACING REAR GARDEN
- DRIVEWAY
- LARGE LOUNGE
- CLOSE TO A1M AND A602
- CLOSE TO AMENITIES
- CLOSE TO SCHOOLS
- KITCHEN/DINER WITH UNDERFLOOR HEATING
- NEW ROOF IN 2020



PROPERTY DESCRIPTION

GUIDE PRICE ***£325,000 - £340,000 ***

A lovely three bedroom family home with large south facing rear garden and parking to the front. The property offers spacious accommodation to include large lounge, kitchen/dining room, three bedrooms and family bathroom.

Oaks Cross is a popular area to the South East of Stevenage with good local schools and amenities to include:

Longmeadow Primary School - 0.2 miles

Shephallbury Park Primary School - 0.6 miles

Co-Op Broadwater - 0.5 miles

Marymead Doctors Surgery - 0.4 miles

Barnwell Secondary School - 1.2 miles

Stevenage Train Station - 2.7 miles

Stevenage Town Square - 3.3 miles



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALLWAY

Doors to kitchen and lounge and stairs to the first floor landing. Tiled flooring.

KITCHEN/DINER

5.2m x 2.6m (17' 1" x 8' 6")

A modern re-fitted Wren Kitchen with space for a dining table. It offers integrated double oven, Induction hob and dishwasher and space for washing machine, tumble dryer and fridge/freezer. Wooden style counter-tops and tiled flooring with the bonus of underfloor heating. Two windows facing the front aspect. Storage cupboard under the stairs and small cupboard housing the meters. Wall mounted boiler.

LOUNGE

6.6m x 3.8m (21' 8" x 12' 6")

A large and airy lounge with two sets of patio doors leading to the garden. Understairs storage cupboard and door to the kitchen. Laminate flooring. Radiator.

FIRST FLOOR

FIRST FLOOR LANDING

Doors to all bedrooms and bathroom.

BEDROOM ONE

4.2m x 2.9m (13' 9" x 9' 6")

Double bedroom with window to the rear aspect. Radiator.

BEDROOM TWO

4.1m x 2.3m (13' 5" x 7' 7")

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. Radiator.

BATHROOM

3.2m x 1.8m (10' 6" x 5' 11")

A white three piece suite comprising side panel bath with shower over, low level WC and wash hand basin. Partially tiled walls and towel heater. Window to the front aspect. Access to the loft via a hatch.

OUTSIDE

REAR GARDEN

A large South facing garden with patio and lawn. Garden shed and gate at the rear.

FRONT OF PROPERTY

A lawned area with steps down to the front door. Dropped curb and patio slabs creating a driveway for one vehicle.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	63	
(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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