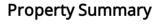




9 Waverley Close, Stevenage, Hertfordshire SG2 8RU

## Guide Price £400,000 - Freehold



\*\*\*CHAIN FREE\*\*\* Wrights are delighted to bring to market a Spacious Three Bedroom Semi Detached Family Home benefitting from Off Street Parking and a Garage located in the popular residential area off Hertford Road in Stevenage. Viewing Comes Highly Recommended.

The ground floor accommodation comprises of a welcoming entrance hallway, large open dual aspect Living Room, fitted Kitchen, Ground Floor W/C and Conservatory overlooking the Garden.

The first floor offers three well proportioned Bedrooms and a family Shower room.

The property has a secluded low maintenance garden to the rear and benefits from a Garage and shared Driveway.

## **Features**

- CHAIN FREE
- SEMI DETACHED HOME
- THREE BEDROOMS
- FITTED KITCHEN
- CONSERVATORY
- GROUND FLOOR W/C
- GARAGE & DRIVEWAY
- SECLUDED GARDEN
- CLOSE TO LOCAL AMENITIES



### **Room Descriptions**

# **GROUND FLOOR**

#### **HALLWAY**

 $1.22m \times 3.21m$  (4' 0"  $\times$  10' 6") A welcoming entrance hallway with gas radiator and carpet flooring. Providing access to;

#### **LIVING ROOM**

 $3.93 \text{m} \times 7.31 \text{m}$  (12' 11"  $\times$  24' 0") Dual aspect with parquet flooring, gas radiator, feature fireplace and UPVC window to front and sliding doors to back.

#### **KITCHEN**

 $2.29 \,\mathrm{m} \times 2.70 \,\mathrm{m}$  (7' 6"  $\times$  8' 10") Matching base and wall units providing ample work surface space. Fitted items include an electric oven and hob while there is space and plumbing for a fridge freezer and washing machine.

#### **CONSERVATORY**

4.75m x 2.44m (15' 7" x 8' 0") Part brick walled conservatory overlooking the garden with carpet flooring and lighting.

#### W/C

 $0.80 \,\mathrm{m} \times 1.61 \,\mathrm{m}$  (2' 7" x 5' 3") Low level W/C with hand wash basin. Frosted window to front aspect and vinyl flooring.

## FIRST FLOOR

#### **LANDING**

 $1.98 \text{m} \times 2.65 \text{m}$  (6' 6" x 8' 8") Spacious landing with UPVC window to side aspect, carpet flooring providing access to;

#### **BEDROOM ONE**

 $2.84 \text{m} \times 3.63 \text{m}$  (9' 4" x 11' 11") Large double bedroom to the front aspect, carpet flooring, gas radiator and UPVC window.

#### **BEDROOM TWO**

 $2.84 \text{m} \times 2.95 \text{m}$  (9' 4"  $\times$  9' 8") Double bedroom with ample built in wardrobes, carpet flooring, gas radiator and UPVC window to the rear aspect.

#### **BEDROOM THREE**

 $1.96m \times 2.68m$  (6' 5" x 8' 10") Single bedroom with carpet flooring, gas





 $1.78 \,\mathrm{m} \times 1.94 \,\mathrm{m}$  (5' 10"  $\times$  6' 4") Fully tiled shower room with corner shower cubicle, low level W/C and vanity hand wash basin. Vinyl flooring and frosted UPVC window.

# **EXTERIOR**

#### **GARDEN**

A secluded low maintenance split level garden to the rear.

#### **GARAGE**

### **SHARED DRIVEWAY**

Block paved shared driveway leading to the garage.

# **ADDITIONAL INFORMATION**

## **Property Details**

Council Tax Band - D





