



# Haycroft Road, Stevenage, Hertfordshire. SG1 3NQ

- END OF TERRACE HOUSE
- OLD TOWN LOCATION
- KITCHEN/DINER
- LARGE WORKSHOP/SHED
- TWO DOUBLE BEDROOMS
- SOUTH FACING GARDEN
- POTENTIAL TO ADD DRIVEWAY (STPP)
- POTENTIAL TO EXTEND (STPP)
- FITTED WARDROBES IN BEDROOMS
- WALKING DISTANCE TO TRAIN STATION



## PROPERTY DESCRIPTION

This well presented, two bedroom, end of terrace home is brilliantly located at the top of the Old town of Stevenage and sits within half a mile to both the Old and New Town and Stevenage Train Station.

The property has been well maintained and is ready to move in, but also benefits from having potential to both extend and add a driveway(stpp). The property comprises; Lounge, Kitchen/diner, two double bedrooms; both with fitted wardrobes and family bathroom. To the rear is good size south facing garden with a workshop/shed. To the front of the property is a good size garden and ample on street parking.

Local amenities can be found within 1 mile of this property including:

Letchmore Primary school 0.3 Miles

Trotts Hill Primary School 0.6 Miles

King George Playing field 0.4 Miles

Barclay Secondary School 0.5 Miles

Thomas Alleyne Secondary School 0.6 Miles

Lister Hospital 1.2 Miles

Town Centre 0.5 Miles

Tesco Supermarket 0.6 Miles

Stevenage Train Station 0.8 Miles



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE HALLWAY

Door into the lounge, stairs to the first floor.

#### LOUNGE

3.31m x 4.46m (10' 10" x 14' 8")

A good size lounge with patio doors opening into the garden. Door into the kitchen/diner. Radiator.

#### KITCHEN/DINER

2.9m x 5.4m (9' 6" x 17' 9")

A lovely bright room with windows to the front, side and rear aspect. Door out to the side.

Fitted kitchen with ample base and wall units, fitted oven, electric hob and extractor over. Space and plumbing for dishwasher and washing machine, space for free standing fridge/freezer and tumble dryer. Space for dining table.

### FIRST FLOOR

#### FIRST FLOOR LANDING

Doors to both bedrooms and bathroom. Airing cupboard and access to the loft via a hatch.

#### BEDROOM ONE

2.77m x 5.5m (9' 1" x 18' 1") MAX

Double bedroom with dual aspect windows, 2 x radiators and fitted wardrobes.

#### BEDROOM TWO

3.5m x 3.5m (11' 6" x 11' 6") MAX

Double bedroom with window to the rear aspect, radiator and fitted wardrobes.

#### BATHROOM

2.3m x 1.6m (7' 7" x 5' 3")

Partially tiled bathroom with side panel bath with thermostatic mixer taps, wash hand basin and w/c.

Window to the front aspect.

### EXTERIOR

#### FRONT GARDEN

Mainly laid to lawn with a hedge border and path leading to the front door and side gate. Potential to create a multiple car driveway (stpp)

#### REAR GARDEN

South facing, fully enclosed rear garden with a large patio area and lawn area with path leading to the shed/workshop.

#### SHED/WORKSHOP

A fantastic size additional space; ideal for numerous uses.

#### AGENTS NOTES

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers should satisfy themselves that the information is correct.

All measurements are approximate, Kalm Estate Agents try to ensure they are as accurate as possible however the purchaser must verify any measurements of importance.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order.

To comply with Money Laundering Regulations; prior to a sale being agreed, prospective purchasers will be required to produce identification documents, a list of the required documents can be found on our website [www.kalmestateagents.co.uk](http://www.kalmestateagents.co.uk).





GROUND FLOOR

FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>		69	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Stevenage  
 15, Ashdown Road, Stevenage, SG2 8TY  
 01438 572020  
 linzi.davis@kalmestateagents.co.uk