



Ashleigh, Stevenage, Hertfordshire. SG2 9UP

- TWO DOUBLE BEDROOMS
- OPEN PLAN KITCHEN / LIVING ROOM
- UTILITY ROOM
- SHOWER ROOM
- COMBINATION BOILER
- FRONT GARDEN
- LOW MAINTENANCE REAR GARDEN
- COMMUNAL PARKING
- QUIETLY POSTIONED
- WALKING DISTANCE TO AMENITIES



PROPERTY DESCRIPTION

This two double bedroom house located in Ashleigh, Stevenage is full of natural light. Being open plan down stairs gives a wonderful flow to the house. The property comprises; Open plan kitchen/living area, two double bedrooms both with fitted wardrobes and shower room. The back garden is a low maintenance with patio.

Ashleigh is located in a quiet path, off the cul-de-sac. The property offers amenities within walking distance and further amenities via the great bus links to the town centre.

Local Shops 0.1 Miles

Ashtree Primary school 0.3 Miles

Pearl Spring Primary School 0.3 Miles

Marriotts Secondary School 0.4 Miles

Fairlands Valley Park 0.4 Miles

Stevenage Town Centre 1.4 Miles

Stevenage Train Station 1.5 Miles



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALLWAY

With a porch to the front, the entrance hallway is a great size with ample room for welcoming guests and storing shoes and coats. Windows either side of the door and a further one to the side provides a bright entrance. Open to the Kitchen and door to the Utility Room. Stairs to the first floor.

KITCHEN/DINING

3.25m x 3.18m (10' 8" x 10' 5")
Range of wall and base units with worksurface over. Integrated oven with separate four ring gas hob and extractor over. Space for dishwasher and fridge/freezer. Open to the lounge/diner. Window to front aspect.

LOUNGE

4.6m x 3.18m (15' 1" x 10' 5")
A good size space to accommodate a lounge suite and dining table. Window to front aspect. Door to garden. Radiator.

UTILITY ROOM

Window to rear aspect. door to garden. Space for washing machine and tumble dryer.

FIRST FLOOR

LANDING

Doors to bedroom and showerroom. Access to loft with pull down ladder. Window to the front aspect.

BEDROOM ONE

4.11m x 3.18m (13' 6" x 10' 5")
Double bedroom with built in wardrobes, window to rear aspect. Radiator.

BEDROOM TWO

3.18m x 3.15m (10' 5" x 10' 4")
Double bedroom with built in double wardrobe, window to the front aspect. Radiator.

SHOWER ROOM

Fully tiled three piece suite comprising; single shower enclosure with electric shower, wash hand basin and W/C. Radiator. Window to the rear aspect.

EXTERIOR

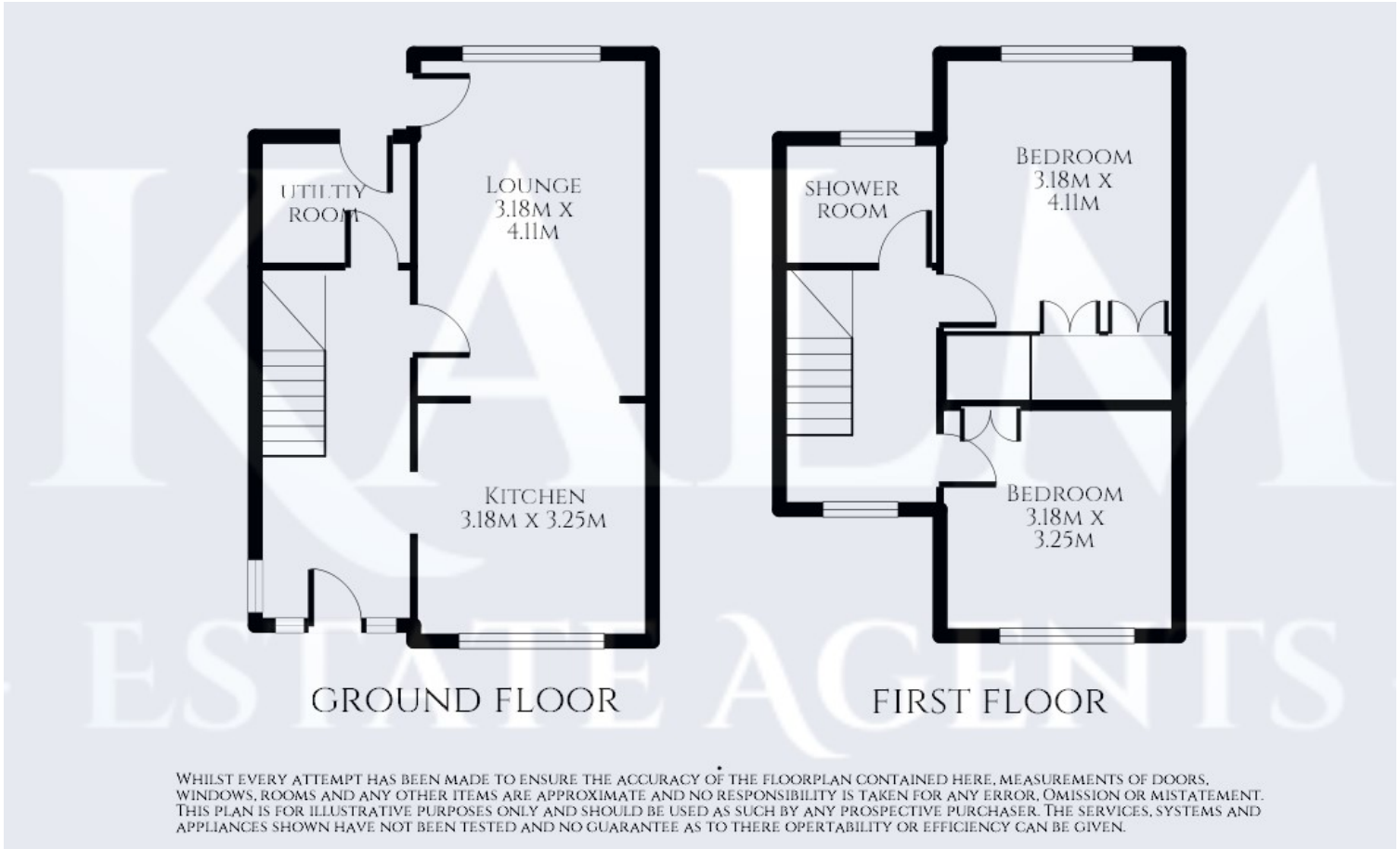
FRONT GARDEN

Laid to lawn with hardstanding for bins.

BACK GARDEN

Low maintenance patio with shed and separate bike storage





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	61	
(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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