



Archer Road, Stevenage, Hertfordshire. SG1 5QL

- CHAIN FREE
- THREE BEDROOMS
- KITCHEN/DINER
- CONSERVATORY
- UTILITY ROOM
- DOWNSTAIRS CLOAKROOM
- COMBINATION BOILER
- LOW MAINTENANCE REAR GARDEN
- CLOSE TO HAMPSON PARK
- LESS THAN 1 MILE FROM TOWN CENTRE



PROPERTY DESCRIPTION

This fantastic three bedroom family home has been lovingly finished and is ready to move straight in. It is well located in Archer Road, Stevenage and is close to local primary and secondary schools and shops. Hampson park is located within a 5 minute walk.

The property has been finished to a modern standard throughout and comprises; Lounge, kitchen/diner, downstairs cloakroom, utility room, conservatory, three good size rooms, family shower room and a good size front and back gardens. There is ample parking on the roads surrounding the property.

There are plenty of amenities close by including:

Mossbury Primary School 0.1 Miles

Hampson Park 0.2 Miles

Tesco 0.6 Miles

Town Centre 0.9 Miles

Stanmore medical Group 1.0 Miles

John b Woods Dental 1.0 Miles



ROOM DESCRIPTIONS

GROUND FLOOR

PORCH

2.02m x 1.99m (6' 8" x 6' 6")

Entrance porch with door to Entrance hallway

ENTRANCE HALLWAY

Doors to the lounge, kitchen, downstairs cloakroom and utility room. Stairs to the first floor.

LOUNGE

5.08m x 3.23m (16' 8" x 10' 7")

A great size room with large window facing the front aspect, Electric fire, double doors opening into the kitchen/diner. Radiator.

KITCHEN/DINER

5.94m x 2.81m (19' 6" x 9' 3")

A shaker style kitchen with ample base and wall units, space for free standing cooker. Breakfast bar. Window to the rear aspect. Double doors opening into the conservatory.

CONSERVATORY

2.95m x 4.83m (9' 8" x 15' 10")

Fitted with a solid roof, this conservatory is a great versatile room to be used for a number of uses. Brick built around the bottom with windows on all sides, the light oozes straight through.

UTILITY ROOM

1.78m x 4.16m (5' 10" x 13' 8")

Space and plumbing for a washing machine, tumble dryer and freestanding fridge/freezer. Door to the rear garden.

DOWNSTAIRS CLOAKROOM

0.82m x 1.82m (2' 8" x 6' 0")

W/C and wash hand basin. Window to the front aspect.

FIRST FLOOR

FIRST FLOOR LANDING

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

BEDROOM ONE

4.43m x 3.02m (14' 6" x 9' 11")

Double bedroom with window to the front aspect. Storage cupboard and radiator.

BEDROOM TWO

2.49m x 4.31m (8' 2" x 14' 2")

Double bedroom with window to the front aspect. Radiator.

BEDROOM THREE

Small double bedroom with window to the rear aspect, storage cupboard and radiator.

SHOWER ROOM

2.01m x 1.59m (6' 7" x 5' 3")

Fully tiled shower room with double shower cubicle with thermostatic shower, vanity wash hand basin and w/c. Window to the rear aspect.

EXTERNAL

FRONT GARDEN

Mainly laid to lawn with path to the front door.

REAR GARDEN

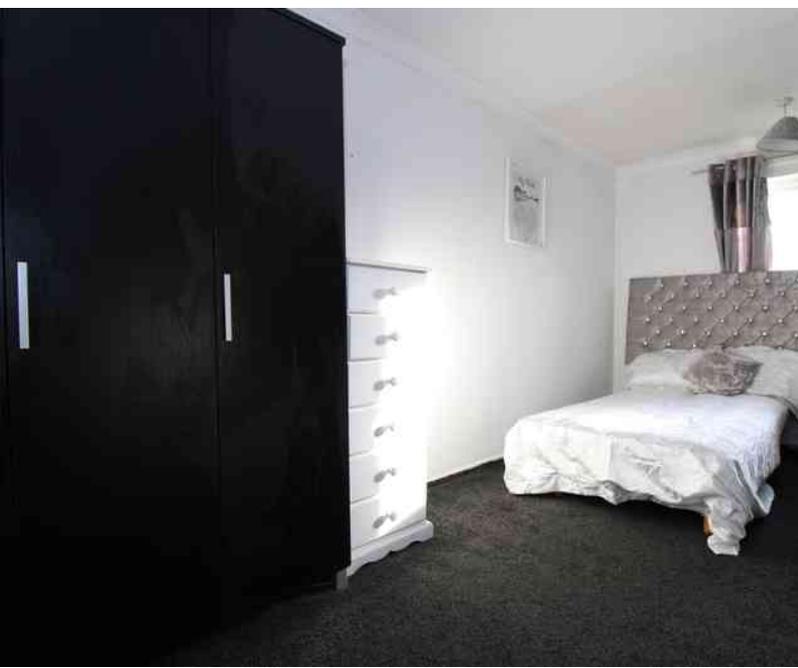
A low maintenance enclosed rear garden with artificial grass, heart shaped pond and patio area. Gated leading out to rear parking area.

AGENTS NOTES

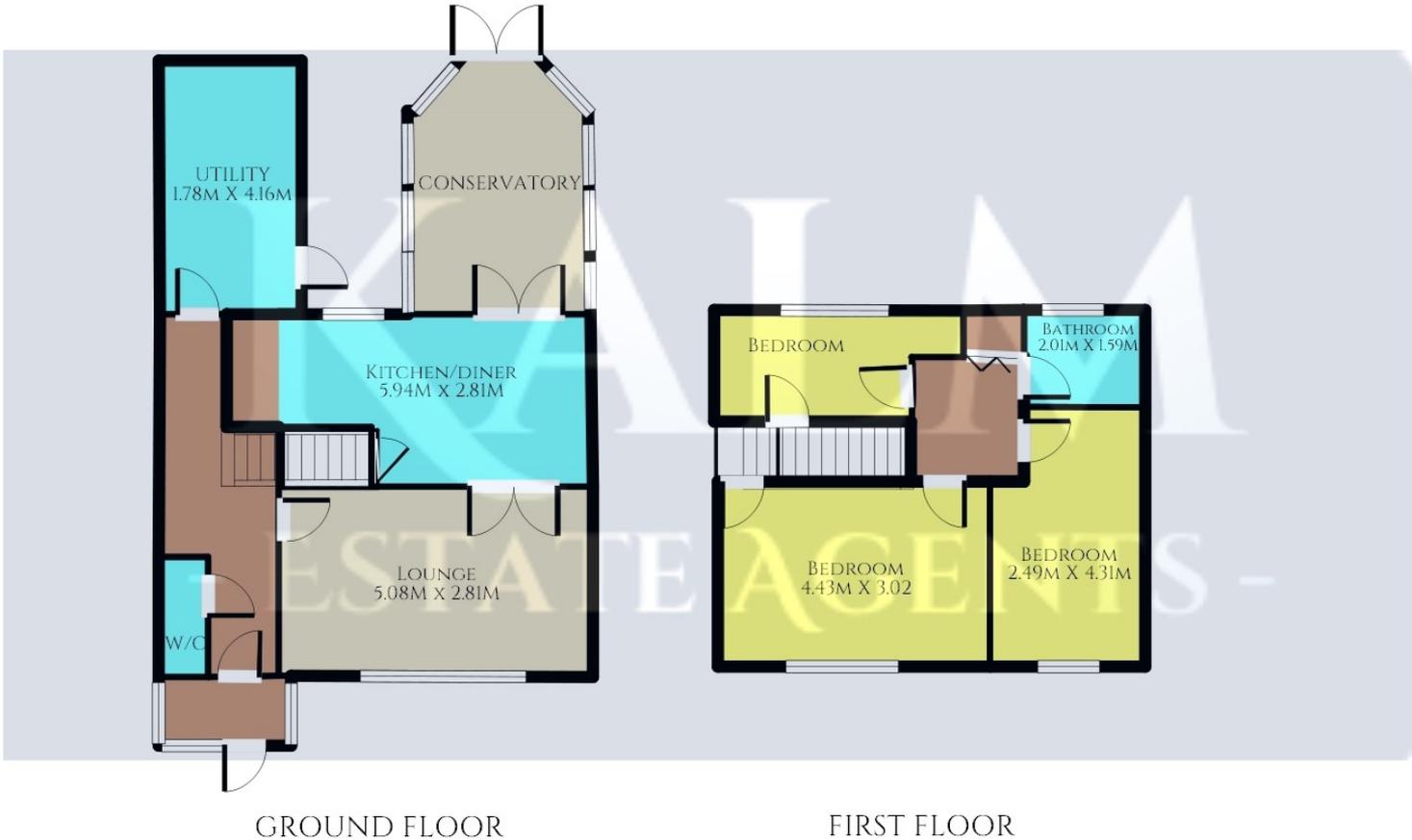
Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers should satisfy themselves that the information is correct.

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.



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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