



Burydale, Stevenage, Hertfordshire. SG2 8AU

- CHAIN FREE
- TWO DOUBLE BEDROOMS
- END OF TERRACE HOUSE
- DRIVEWAY FOR 2 CARS
- UTILITY ROOM
- KITCHEN/DINER
- SHOWER ROOM
- CLOSE TO AMENITIES AND GOOD PRIMARY SCHOOLS



PROPERTY DESCRIPTION

GUIDE PRICE £300,000 - £315,000

This two double bedroom, end of terrace house situated in Broadwater, Stevenage is being sold Chain Free. This property comprises; entrance porch with new front door, lounge, kitchen/diner, utility room, two double bedrooms and shower room. To the front is a driveway for two cars and an enclosed garden to the rear.

Burydale is located in Broadwater close to lots of amenities including good schools and shops:

Shephalbury Park School 0.1 Miles

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Local Shops 0.1 Miles

Barnwell Secondary 0.5 Miles

Knebworth train station 1.2 Miles

A1(m) Junction 7 1.3 Miles

Stevenage Train Station 1.8 Miles

Stevenage Town Centre 1.9 Miles



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALLWAY

New composite front door leading to entrance hallway.

LOUNGE

5m x 3.3m (16' 5" x 10' 10") max

Good size lounge with feature stone fireplace with electric fire, window to the front aspect. Opening to kitchen.

KITCHEN/DINER

5m x 3m (16' 5" x 9' 10")

Wooden fitted kitchen with a range of wall and base units with worksurface over. Space for freestanding cooker. Open to the dining room with space for a good size table. Door to rear garden.

FIRST FLOOR

FIRST FLOOR LANDING

Access to bedrooms and bathroom. Access to the loft via a hatch.

BEDROOM ONE

4m x 3.3m (13' 1" x 10' 10")

Double bedroom with fitted wardrobes, two cupboards (one housing the hot water tank). Window to the front aspect, radiator.

BEDROOM TWO

3.2m x 3.15m (10' 6" x 10' 4")

Double bedroom with window to the rear aspect. Radiator.

SHOWER ROOM

Refitted with double shower tray, wash hand basin and w/c. Window to the rear aspect.

EXTERIOR

FRONT GARDEN/DRIVEWAY

Parking for two cars.

REAR GARDEN

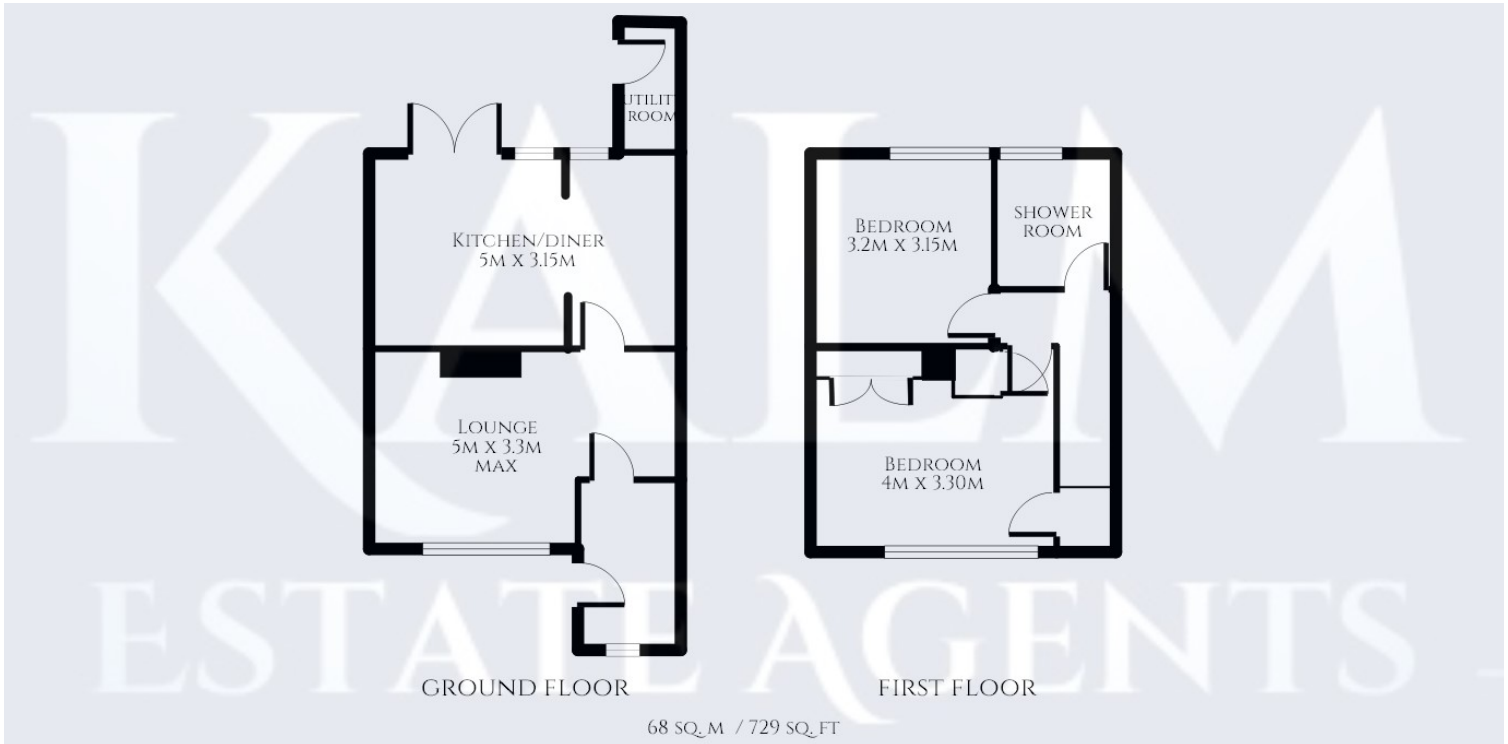
Enclosed garden with gated side access. Mainly laid to lawn with space for shed.

UTILITY ROOM

Accessible from the garden with space and plumbing for a washing machine and tumble dryer. Wall mounted boiler.



FLOORPLAN & EPC



WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOORPLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION OR MISTATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER. THE SERVICES, SYSTEMS AND APPLIANCES SHOWN HAVE NOT BEEN TESTED AND NO GUARANTEE AS TO THERE OPERTABILITY OR EFFICIENCY CAN BE GIVEN.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	67	
(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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