



## Barham Road, Stevenage, Hertfordshire. SG2 9HX

- THREE DOUBLE BEDROOMS
- 2ND RECEPTION ROOM/GROUND FLOOR BEDROOM/STUDY
- DETACHED HOUSE
- EN-SUITE SHOWER ROOM
- GROUND FLOOR CLOAKROOM
- DINING ROOM
- DRIVEWAY FOR TWO CARS
- TATLERS FARM LOCATION
- IMMACULATELY PRESENTED
- EXTENDED TO THE REAR



## PROPERTY DESCRIPTION

\*\*\*GUIDE PRICE £500,000 - £525,000\*\*\*

Rarely available within the Tatlers Farm location in Stevenage, this detached house is immaculately presented having had the same owners for over 27 years. This family home benefits from a fantastic ground floor space which comprises; ground floor cloakroom, through lounge with doors leading to the garden, kitchen opening to a dining room and a converted garage which can be used for a multitude of uses including study, snug, playroom or fourth bedroom. Upstairs are three double bedrooms, en-suite shower room and family bathroom.

To the front, the driveway allows parking for two cars and to the rear, a patio and lawn area are perfect for any family.

Barham Road is set within a sought after cul-de-sac to the East of Stevenage. The property is set within close proximity of lots of local amenities including:

Ashtree Primary school 0.4 miles

Sainsbury's supermarket 0.5 miles

Marriotts Secondary School 0.6 miles

Nobel Secondary School 0.7 miles

Fairlands Valley Park 0.7 miles

Stevenage Town Centre 1.7 miles

Stevenage Train Station 1.9 miles

A1m Junction 7 2.1 mile



# ROOM DESCRIPTIONS

## GROUND FLOOR

### ENTRANCE HALLWAY

Doors to lounge and w/c.

### WC

0.92m x 1.39m (3' 0" x 4' 7")

Enclosed w/c and vanity wash hand basin. Window to the side aspect. Radiator.

### LOUNGE

3.04m x 7.53m (10' 0" x 24' 8")

A fantastic size through lounge with window to the front aspect and sliding doors to the rear. Radiator.

### KITCHEN

2.54m x 2.96m (8' 4" x 9' 9")

A lovely bright gloss fitted kitchen opening to the dining area comprising; a range of wall and base units with worksurface over, stainless steel one and half sink, oven, gas hob with extractor over, space for washing machine and undercounter fridge. Wine rack.

### DINING ROOM

3.43m x 2.75m (11' 3" x 9' 0")

Tiled flooring with underfloor heating. Downlighting. French doors leading out to the garden.

### FRONT RECEPTION ROOM

2.44m x 5.55m (8' 0" x 18' 3")

A versatile reception room which can be used for a multitude of uses including snug, study or an additional double bedroom. Radiator. Window to the front aspect.

### UTILITY CUPBOARD

1.41m x 1.14m (4' 8" x 3' 9")

The utility cupboard within this room houses the wall mounted boiler and has space for additional white goods.

## FIRST FLOOR

### FIRST FLOOR LANDING

Doors to all bedrooms and bathroom, airing cupboard housing the hot water tank. Access to the boarded loft via a hatch and pull down ladder. Window to the side aspect.

### BEDROOM ONE

3.39m x 4.29m (11' 1" x 14' 1")

Double bedroom with window to the rear aspect. Door to en-suite. Radiator.

### EN-SUITE SHOWER ROOM

1.16m x 1.74m (3' 10" x 5' 9")

Single shower enclosure with electric shower over, vanity wash hand basin and enclosed w/c. Window to the rear aspect. Heated towel radiator.

### BEDROOM TWO

3.4m x 2.78m (11' 2" x 9' 1")

Double bedroom with window to the front aspect. Radiator.

### BEDROOM THREE

3.4m x 4.61m (11' 2" x 15' 1") Max - reduced head height

Double bedroom with window to the front aspect. Radiator.

### BATHROOM

2.48m x 2.4m (8' 2" x 7' 10")

Partially tiled bathroom comprising side panel bath with mixer taps and shower attachment over, vanity wash hand basin and enclosed w/c. Heated towel radiator. Window to the rear aspect.

## EXTERIOR

### DRIVEWAY

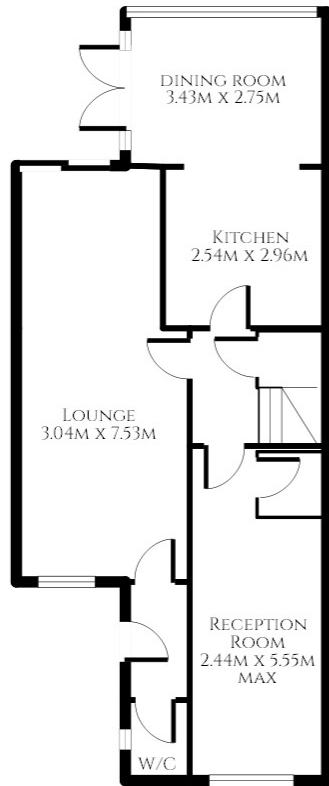
Block pave driveway with parking for two cars. Gate to rear garden and access to bin storage.

### REAR GARDEN

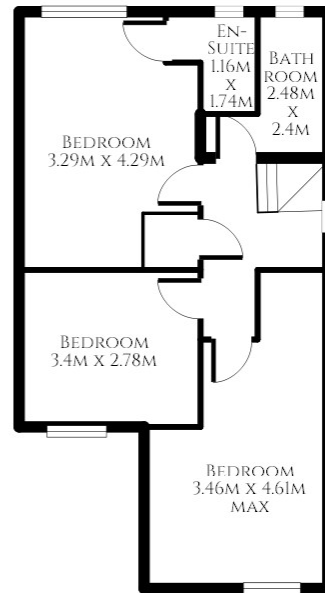
Fully enclosed rear garden with patio area leading to lawn area with mature borders. Summer house and Lean to shed. Side access to the front garden.



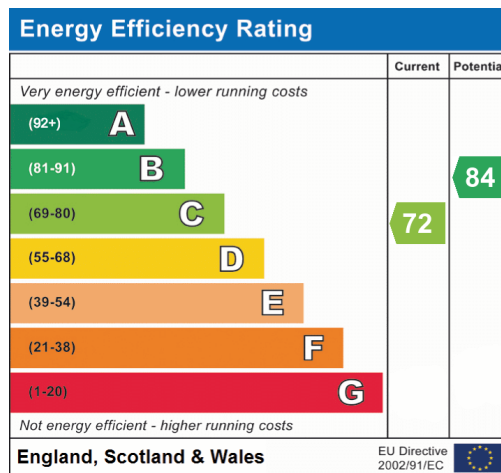
# FLOORPLAN & EPC



GROUND FLOOR



FIRST FLOOR



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