



Edmonds Drive, Stevenage, Hertfordshire. SG2 9TH

- AVAILABLE NOW
- FOUR BEDROOMS
- GARAGE AND DRIVEWAY
- DETACHED HOUSE
- DOWN STAIRS CLOAKROOM
- SOUTH FACING REAR GARDEN
- LOUNGE/DINER
- UNFURNISHED BASIS
- WHITE GOODS INCLUDED



PROPERTY DESCRIPTION

Available now; this well proportioned four bedroom family home situated in the sought after area of Poplars. This property offers; Kitchen, lounge/diner, downstairs w/c, four bedrooms and family bathroom.

The south facing rear garden has been beautifully maintained with two patio areas. To the front of the property is a garage and driveway for one car.

The property is located within a cul-de-sac in Edmonds Drive; situated in Poplars, Stevenage. The property benefits from being close to the following amenities:

Lloyds Pharmacy 0.2 miles

Sainsbury's supermarket 0.2 miles

Ashtree Primary school 0.4 miles

Marriotts Secondary School 1.0 miles

Fairlands Valley Park 1.0 miles

Town Centre 2.0 miles

A1m Junction 7 2.2 miles

Stevenage Train Station 2.2 miles



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALLWAY

Doors to kitchen, lounge/diner and downstairs cloakroom. Stairs to first floor with storage underneath. Window to the side aspect.

KITCHEN

2.29m x 3.15m (7' 6" x 10' 4")

Fitted wooden kitchen comprising a range of wall and base units with work surface over. Fridge/freezer, washing machine, free standing cooker. Door to the side, window to the rear aspect. Wall mounted boiler.

LOUNGE/DINER

5.04m x 5.06m (16' 6" x 16' 7")

'L' Shaped lounge diner in good proportion for a space for dining table and sofa suite. Bay Window to the front aspect. Sliding doors to the rear garden. Gas fire. Radiator.

DOWNSTAIRS CLOAKROOM

0.81m x 1.77m (2' 8" x 5' 10")

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

FIRST FLOOR

FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Airing cupboard. Window to the front aspect.

BEDROOM ONE

3.12m x 2.85m (10' 3" x 9' 4")

Double bedroom with window to the rear aspect. Radiator.

BEDROOM TWO

3.02m x 2.85m (9' 11" x 9' 4")

Double bedroom with window to the rear aspect. Radiator.

BEDROOM THREE

3.12m x 1.91m (10' 3" x 6' 3")

Single bedroom with window to the front aspect. Radiator.

BEDROOM FOUR

1.81m x 2.85m (5' 11" x 9' 4") MAX

Single bedroom with window to the rear aspect. Radiator.

GARAGE AND DRIVEWAY

Garage with up and over door with parking for one car in front.

REAR GARDEN

South facing rear garden with gated access to the front driveway and garage.

AGENTS NOTES

This property is available now; on an unfurnished basis.

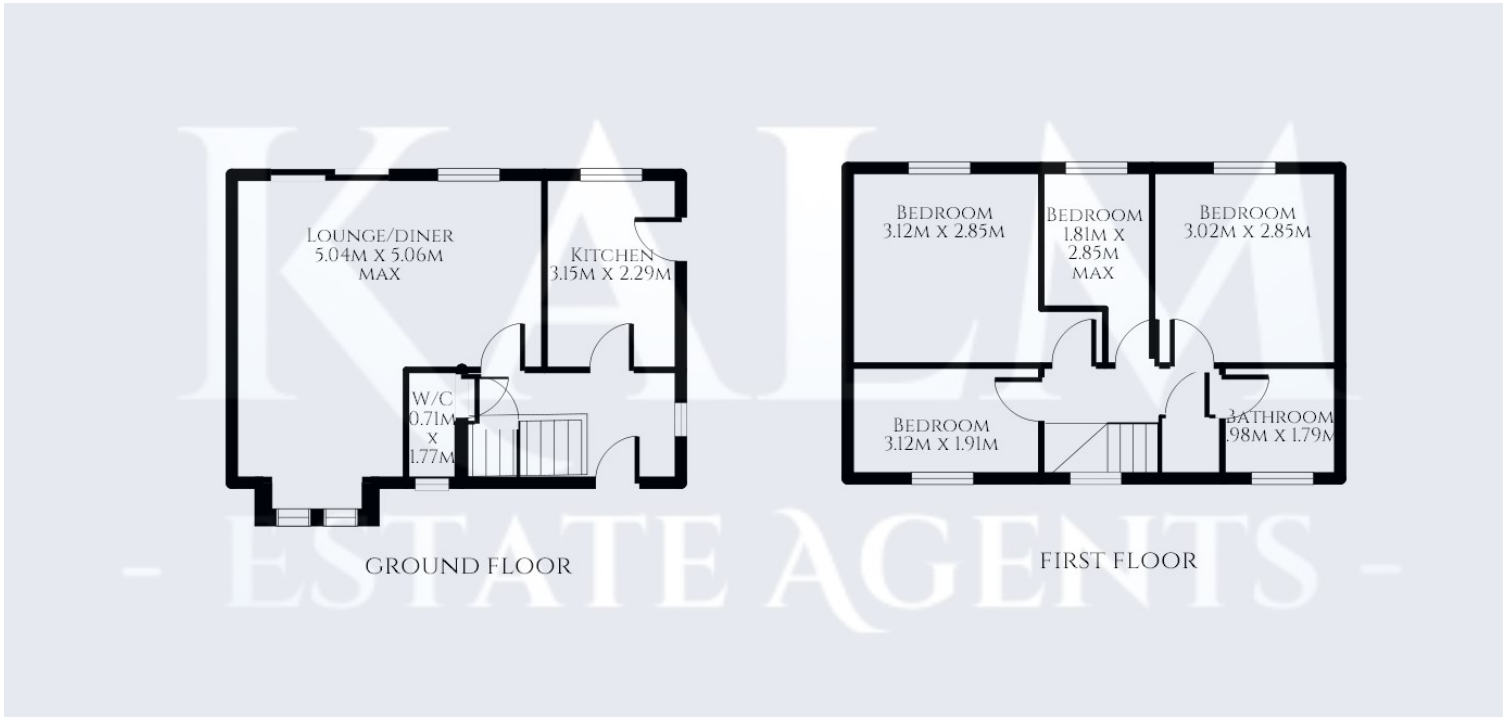
The monthly rent is £1795pcm.

A holding deposit of £414.23 to secure the property is required when the rental is agreed.

A total of five weeks deposit of £2071.15 will need to be paid on move in day, this will be lodged with Tenancy Deposit Scheme. (Your holding deposit will be included into this cost)

To pass referencing you will need to earn over £53850 per year between applicants.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(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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