



Canterbury Way, Stevenage, Hertfordshire. SG1 4DZ







## 3 Bedroom Terraced House

### Guide Price £340,000 Freehold

A very well-presented three-bedroom family home with garage and parking, located on the north side of Stevenage.

Internally the spacious accommodation comprises an entrance hall, a refitted cloakroom, a light and airy lounge, a refitted kitchen/diner, a garden room, and a utility room to the ground floor, whilst to the first floor are three generous bedrooms and a refitted bathroom. Externally is a private rear garden, enclosed front garden, garage, and parking.



- Beautifully presented throughout
- Three generous bedrooms
- Refitted bathroom
- Large lounge
- Fitted kitchen/diner
- Garden room
- Utility room
- Garage and parking
- Attractive gardens
- EPC rating D. Council tax band C.

## **GENERAL DESCRIPTION:**

### **Ground Floor:**

#### **Front door:**

Double glazed composite front door with double glazed flank window.

#### **Entrance Hall:**

Stairs to first floor. Two large storage cupboards. Radiator. Laminate flooring.

#### **Cloakroom:**

A refitted white suite comprising a vanity unit with inset hand wash basin and low level WC. Radiator. Fully tiled walls and flooring.

#### **Kitchen/Diner:**

Abt: 16' 11" x 9' 5" (5.16m x 2.87m) A well appointed kitchen/diner comprising a good range of eye and base level units with ample work surfaces. Composite single drainer sink unit. Built-in four ring gas hob, electric oven, and extractor hood. Space for American style fridge freezer. Tiled splashback area. Radiator. Double glazed window to rear. Vinyl flooring.

#### **Garden Room:**

Abt: 8' 6" x 7' 9" (2.59m x 2.36m) Of UPVC double glazed construction with an insulated roof. Inset ceiling lights. Double glazed door to rear garden. Tiled flooring.

#### **Utility room:**

Abt: 9' 8" x 5' 9" (2.95m x 1.75m) Double glazed French doors to rear garden. Double-glazed window to side. Work surface. Plumbing for automatic washing machine. Tiled flooring.

#### **First Floor:**

##### **Landing:**

Loft Access. Two large storage cupboards. Laminate flooring.

#### **Bedroom One:**

Abt: 12' 0" x 11' 4" (3.66m x 3.45m) Double glazed window to front. Radiator. Laminate flooring.

#### **Bedroom Two:**

Abt: 12' 0" x 8' 7" (3.66m x 2.62m) Double glazed window to rear. Built-in wardrobe. Radiator. Laminate flooring.

#### **Bedroom Three:**

Abt: 8' 2" x 7' 6" (2.49m x 2.29m) Double glazed window to front. Built-in wardrobe. Radiator. Laminate flooring.

#### **Bathroom:**

A refitted white suite comprising a paneled bath with mixer tap, shower over and glass shower screen, vanity unit with inset wash hand basin, and low level WC. Part tiled walls. Heated towel rail. Double-glazed window to rear. Extractor fan. Inset ceiling lights. Tiled flooring.

#### **Outside:**

##### **Front Garden:**

A block paved frontage retained by a brick wall.

##### **Rear Garden:**

Paved patio area with retaining timber sleepers with integrated LED lighting. Established lawn. Gated rear access. Outside tap.

##### **Garage:**

A single brick-built garage with and up over door located in nearby block (number 76). Parking in front of the garage for one car.



**Additional Information:**

**Location and Amenities:**

Stevenage is situated to the east of junctions 7 and 8 of the A1(M), and is between Letchworth Garden City to the north, and Welwyn Garden City to the south. Stevenage railway station is on the East Coast Main Line and has regular commuter services to London and Cambridge.

The property itself is close to local amenities and is approximately 10 minutes from Stevenage town centre which offers a range of shopping facilities and excellent bars and restaurants within the Old Town and New Town. The picturesque Great Ashby District Park is located two miles away and Knebworth House 4 miles away.

Stevenage has a number of schools from Nursery through to Secondary with The Leys Primary school and The Giles Infant & Junior schools within walking distance.



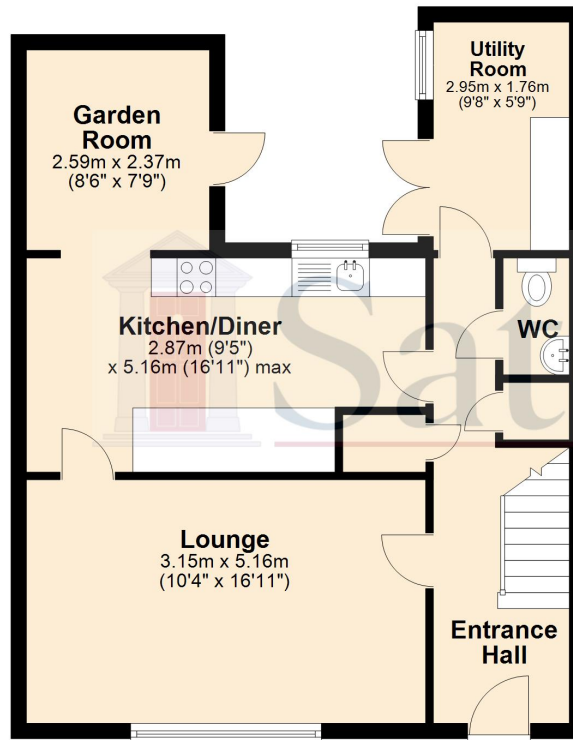




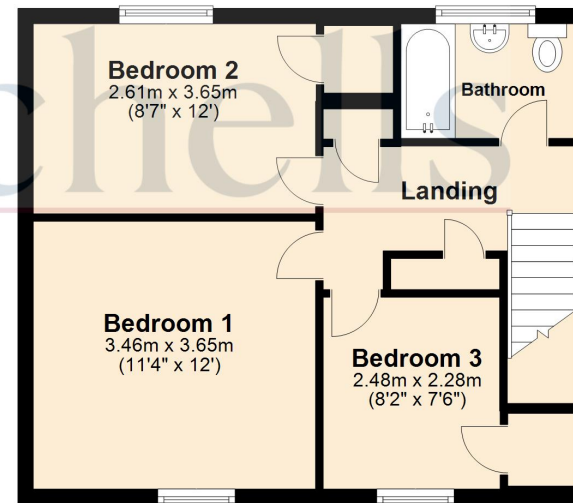
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### Ground Floor



### First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.