

FOR SALE

£375,000 Freehold



## Hydean Way, Stevenage, Hertfordshire. SG2 9XJ

- DRIVEWAY FOR TWO CARS
- CONSERVATORY
- LOUNGE/DINER
- FOUR PIECE BATHROOM SUITE

- CLOSE TO AMENITIES AND GOOD SCHOOLS
- COMBINATION BOILER
- QUOOKER HOT TAP





## PROPERTY DESCRIPTION

This three bedroom family home has been lovingly finished and comprises, entrance hallway, Gloss kitchen, lounge/diner, conservatory, three good size bedrooms and four piece family bathroom.

Hydean Way is a central position within Shephall, Stevenage, close to many local amenities and transport links.

Local Shops 0.1 Miles

Barnwell Secondary 0.3 Miles

Peartree Spring Primary School 0.3 Miles

A1(m) Junction 7 1.0 Miles

Stevenage Town Centre 1.1 Miles

Stevenage Train Station 1.2 Miles





## ROOM DESCRIPTIONS

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### GROUND FLOOR

#### ENTRANCE HALLWAY

Space for shoes and coats. Door to kitchen and lounge.

#### LOUNGE/DINER

4.84m x 6.01m (15' 11" x 19' 9") MAX

A good size room with window to the front aspect and French doors opening into the conservatory. Door to the hallway and kitchen. Stairs open to the first floor. Vertical radiator.

#### KITCHEN

4.23m x 3.35m (13' 11" x 11' 0")

Gloss kitchen with a range of wall and base units with worksurface over and Quooker hot tap. Integrated dishwasher and microwave. Space for range cooker with extractor over, American style fridge/freezer, washing machine and space for tumble dryer. Window and door to the rear aspect.

#### CONSERVATORY

3.46m x 2.91m (11' 4" x 9' 7")

A lovely additional space, currently used as a playroom. with windows to all aspects and french doors out to the garden.

### FIRST FLOOR

#### FIRST FLOOR LANDING

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

### BEDROOM ONE

3.35m x 3.55m (11' 0" x 11' 8")

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

### BEDROOM TWO

3.03m x 2.72m (9' 11" x 8' 11")

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

### BEDROOM THREE

1.95m x 3.27m (6' 5" x 10' 9")

Bedroom with window to the front aspect, Radiator.

### BATHROOM

2.60m x 1.96m (8' 6" x 6' 5")

Four piece bathroom comprising; side panel bath, corner shower enclosure with thermostatic shower, vanity wash hand basin and enclosed W/C. Tiled floor and splash areas on the walls. Window to the rear aspect.

### EXTERIOR

#### DRIVEWAY

Block paved driveway with parking for at least two cars.

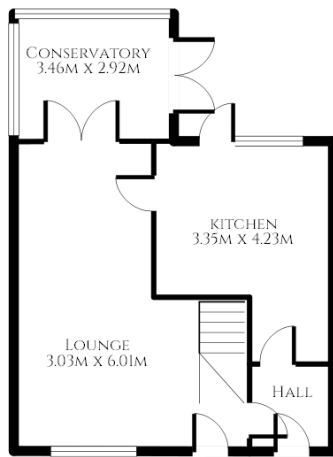
#### REAR GARDEN

Fully enclosed rear garden with patio area leading to a lawn area.

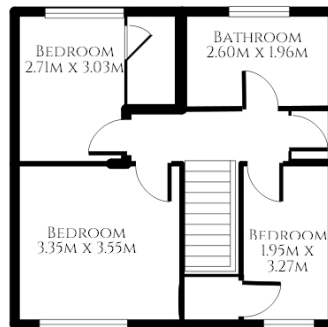


## FLOORPLAN

**KALM**  
- ESTATE AGENTS -



GROUND FLOOR



FIRST FLOOR

86 SQ\_M / 922 SQ\_FT

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.

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