

# Falcon Close, Stevenage, Hertfordshire. SG2 9PG

- TWO DOUBLE BEDROOMS
- LARGE LOUNGE/DINER
- AMPLE STORAGE
- FIRST FLOOR MAISONETTE

- COMBINATION BOILER
- PRIVATE GARDEN
- POPLARS LOCATION
- CLOSE TO AMENITIES





# PROPERTY DESCRIPTION

This first floor maisonette located in Falcon Close is a fantastic size with two double bedrooms, a large duel aspect lounge/diner, kitchen, bathroom, w/c and three storage cupboards. Outside the property also benefits from a private garden.

Falcon Close is located in Poplars, Stevenage with lots of local amenities including;

The Coopers Inn 0.4 miles

Sainsbury's supermarket 0.4 miles

Aston Primary school 0.4 miles

Ashtree Primary school 0.6 miles

Brookfield butcher farm 0.8 miles

Barnwell Secondary 0.8 miles

Fairlands Valley Park 1.0 miles

Marriotts Secondary School 1.1 miles

A1m Junction 7 1.9 miles

Town Centre 2.1 miles

Stevenage Train Station 2.1 miles



## **ROOM DESCRIPTIONS**

#### **GROUND FLOOR**

## **ENTRANCE HALLWAY**

A good size welcoming space with room for coats and shoes. Stairs to first floor.

# **FIRST FLOOR**

# FIRST FLOOR LANDING

Doors to all rooms and access to the loft via a hatch. Three storage cupboards.

## LOUNGE/DINER

3.8m x 6.6m (12' 6" x 21' 8")

A fantastic size lounge/diner with duel aspect windows allowing ample light (Bay window to one side) Radiator.

#### **KITCHEN**

2.6m x 2.1m (8' 6" x 6' 11")

White Gloss fitted kitchen comprising wall and base units with work surface over. Space for washing machine, free standing fridge/freezer and freestanding cooker. Window to the side aspect. Wall mounted combination boiler.

## **BEDROOM ONE**

3.3m x 3.4m (10' 10" x 11' 2")

Double bedroom with window to the side aspect. Radiator.

# **BEDROOM TWO**

3.4m x 3.3m (11' 2" x 10' 10")

Double bedroom with window to the side aspect. Radiator.

#### **BATHROOM**

1.5m x 2.1m (4' 11" x 6' 11")

Comprising side panel bath with thermostatic shower over and wash hand basin. Full tiled walls. Window to the side aspect.

#### W/C

0.8m x 1.4m (2' 7" x 4' 7")

WC. Window to the side aspect.

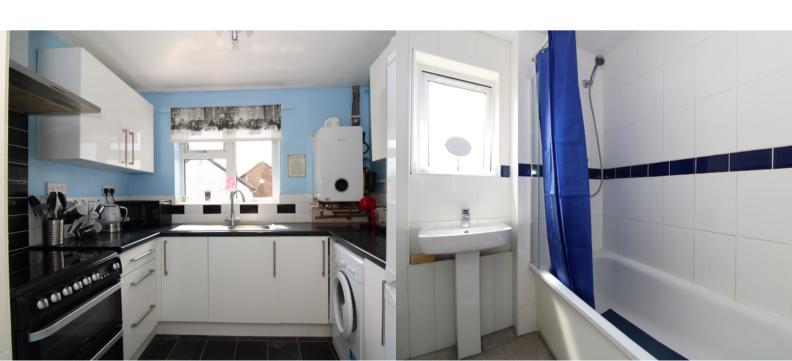
## **EXTERIOR**

## **GARDEN**

Fully enclosed and secure, low maintenance garden with purple slate.

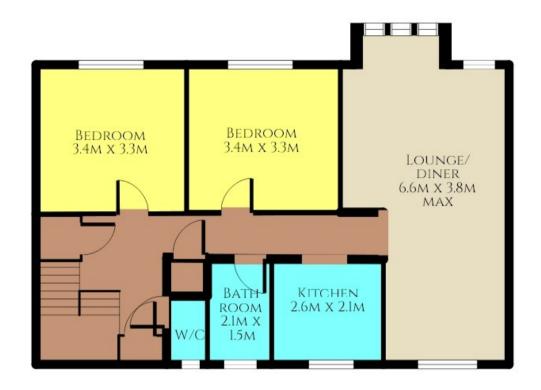
#### **PARKING**

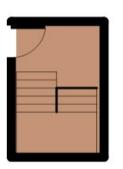
There is ample on street parking.



# FLOORPLAN & EPC



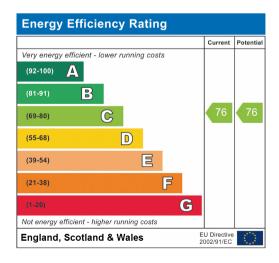




**GROUND FLOOR** 

FIRST FLOOR

Total Floor Area 77 SQM



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