



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 dual 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 dual 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		76	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Stevenage
15, Ashdown Road, SG2 8TY
01438 572020
linzi.davis@kalmestateagents.co.uk