



25 Glenwood Close, Stevenage, Hertfordshire SG2 9QT

**Offers in Excess of £485,000 - Freehold**

### Property Summary

This practical and versatile home has had a large side extension which has increased the size of the property substantially. It lends itself to be used as a separate self-contained Annex. There is a living room/kitchen area, bedroom and shower room. This can also be used as an extension to the main part of the house.

There is a generous size lounge with views to the front and a large kitchen-diner to the rear of the property. The kitchen has incorporated breakfast bar and also has doors onto the garden.

Upstairs to the first floor there is a spacious landing with doors to the bedrooms two, three and four. There is also the main bathroom, this comprises of enclosed bath, wash basin and W/C.

On the top floor there is a large master bedroom benefiting from en-suite shower room.

Outside to the rear of the property there is a generous size garden with side access and door to the garage.

The garage has been part converted and has been used as a music room/gym. The front section still offering storage and a driveway.

Glenwood Close is a well-regarded private estate situated in the Shephall area of Stevenage. It is a well-established Cul-de-sac and has easy access to the A602 and A1m.

### Features

- Attached annex
- Incorporated Annex
- Master bedroom with En-suite
- garage with driveway
- Kitchen/diner



## Room Descriptions



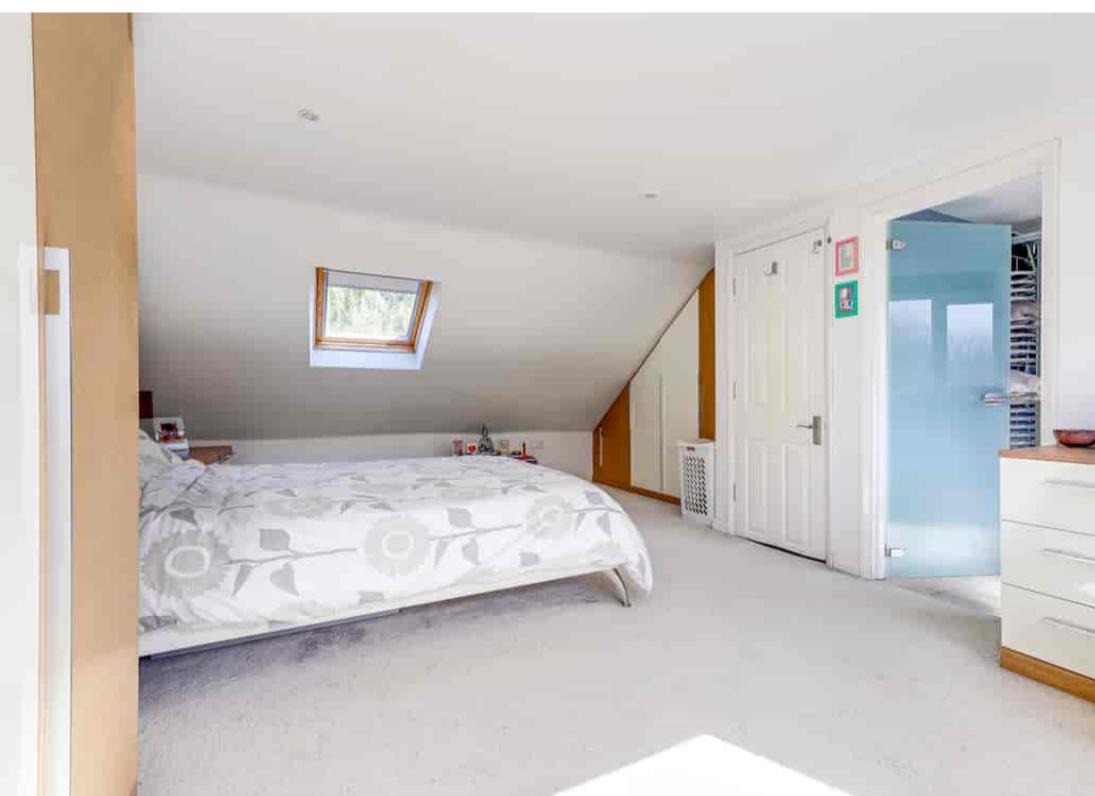
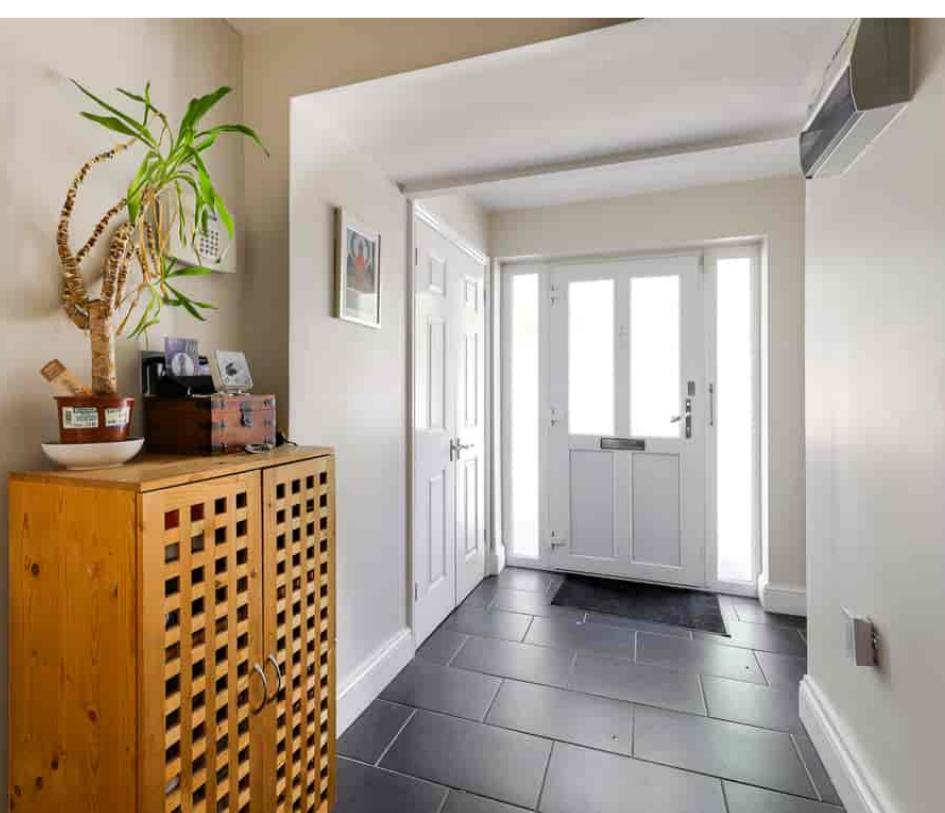
### Glenwood Close

Approximate Gross Internal Floor Area : 141.90 sq m / 1527.39 sq ft

(Excluding Garage)

Garage Area : 14.20 sq m / 152.84 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	81
(55-68)	D	
(39-54)	E	61
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC