



Pembridge Gardens, Stevenage Offers in Excess of £400,000

FIRST TIME BUYER / YOUNG COUPLE - looking for SPACE for your family to grow? NO STAMP DUTY for First Time Buyers up to £425k. No UPWARD CHAIN - Possible QUICK MOVE | SPACIOUS accommodation spread over THREE floors | Freshly decorated throughout with new carpets | Newly fitted MODERN kitchen with French doors to the rear garden | Downstairs toilet - ideal for busy young families and no need for guests to go upstairs to the bathroom | Main bedroom with built in wardrobes and en-suite | Great size garden with gated access to rear. Ideal space for summer months - BBQ's / garden parties or just to relax and read a book | Garage and driveway providing OFF ROAD PARKING | Just 1.3 miles to Knebworth and 3 miles to Stevenage MAINLINE train stations and the town centre. Great road links to the A1(M) North and South and the A10 | Within a mile and a half of 7 GOOD or OUTSTANDING Ofsted rated Primary schools and 3 GOOD Secondary schools |



Built in 2010, this great sized modern town house with accommodation spread over three floors will suit a wide range of occupiers, from first time buyers to growing families with pre-school age children. Freshly decorated and newly laid carpets, ready for you to just move your furniture in.

The newly fitted MODERN kitchen / diner is a great space with ample storage and generous counter tops to ensure a clutter-free and spacious cooking experience, there is also room for a table and chairs - ideal for family dining. Bathed in natural light from the window and French doors to the rear, with neutral decor enhanced by modern cabinetry and contrasting worktops.

The dining room is big enough for a large table and chairs making it a perfect place for family meals and entertaining friends, the wooden flooring continues through into this room. For those working from home this room could also provide a great office space - no need to clear your stuff from the spare bedroom when guests stay.

Downstairs, you'll also find a toilet hugely beneficial for family life and there's no need for guests / visitors to go upstairs to the bathroom.

On the first floor, the living room is a great space with neutral, modern décor, and plenty of room for a large sofa, armchairs and other furniture. You can add soft furnishings and colour to reflect your personal style.



When it's time to relax and re-charge your batteries the main bedroom is almost 15ft and has fitted wardrobes and an en-suite - perfect for an invigorating shower in the mornings. The second floor is home to two more good sized double bedrooms and a single, all with new carpets - no cold feet on winter mornings, together with a three piece FAMILY bathroom suite.

If you own a car or two, you'll appreciate the off-road parking provided by the driveway to the front of the property and a garage. To the rear the West facing garden features a patio area where you can set up a seating area, outdoor furniture and a BBQ grill for al fresco dining. There is also a great size lawn - plenty of room for the family to enjoy and play.

Situated in a small gated development, a private and safe location for a family to grow. With the Mainline multi platform station just over 3 miles (6 minutes) away, you can be in the centre of London in less than 45 minutes. If you fancy a trip to the seaside you can stay on for just over an hour longer and be in Brighton. For those commuting by road the A1(M) and A10 serve Stevenage town well and take you North and South. Knebworth mainline station is just 1.3 miles away and you can drive to London Luton airport in 30 mins.

For young families there are 7 GOOD or OUTSTANDING Ofsted rated Primary schools within a mile and a half and 3 GOOD Secondary schools. And with green spaces like the Fairlands Valley Park, which provide great outdoor areas for dog walking, running, cycling and even sailing on the lake, plus ample Leisure facilities in town, there is plenty to keep your family occupied all year round.

So why wait? Give the friendly team at Leysbrook a call today and book your viewing - this home won't be on the market for long!



| ADDITIONAL INFORMATION

Council Tax Band - E

EPC Rating - C

| GROUND FLOOR

Kitchen / diner: Approx 14' 10" x 12' 9" (4.52m x 3.89m)

Dining Room: Approx 9' 7" x 9' 2" (2.92m x 2.79m)

Downstairs Cloakroom: Approx 5' 1" x 3' 5" (1.55m x 1.04m)

| FIRST FLOOR

Bedroom One: Approx 14' 10" x 9' 9" (4.52m x 2.97m)

En-suite: Approx 5' 8" x 5' 6" (1.73m x 1.68m)

Living Room: Approx 14' 10" x 10' 4" (4.52m x 3.15m)

| SECOND FLOOR

Bedroom Two: Approx 14' 4" x 8' 1" (4.37m x 2.46m)

Bedroom Three: Approx 11' 9" x 8' 1" (3.58m x 2.46m)

Bedroom Four: Approx 9' 0" x 6' 6" (2.74m x 1.98m)

Bathroom: Approx 6' 6" x 5' 5" (1.98m x 1.65m)

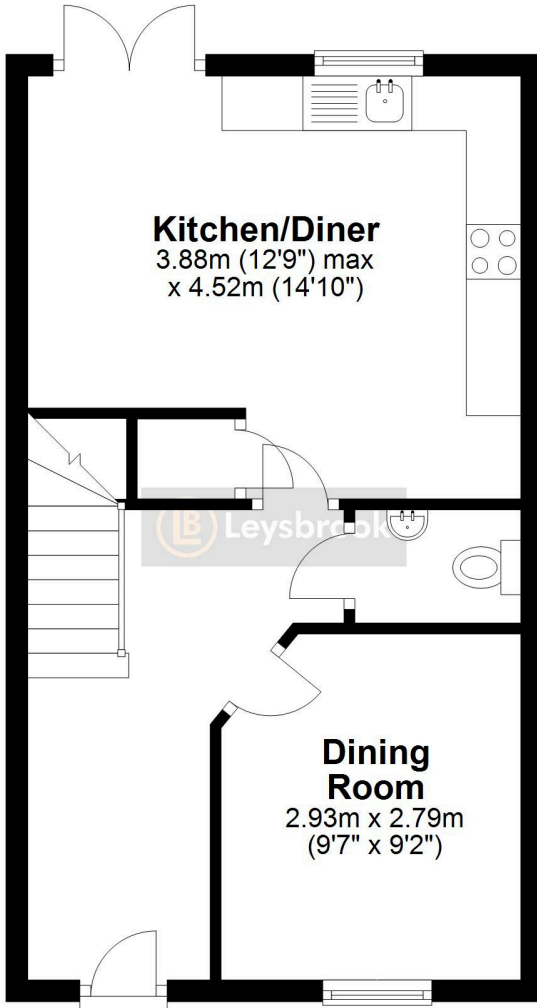
| OUTSIDE

West facing rear garden with gated access to the rear



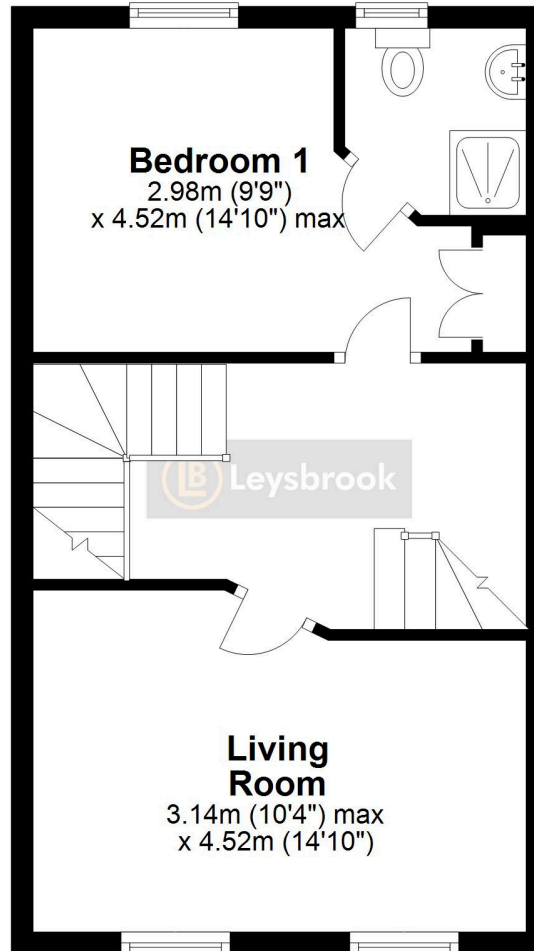
Ground Floor

Approx. 37.4 sq. metres (402.6 sq. feet)



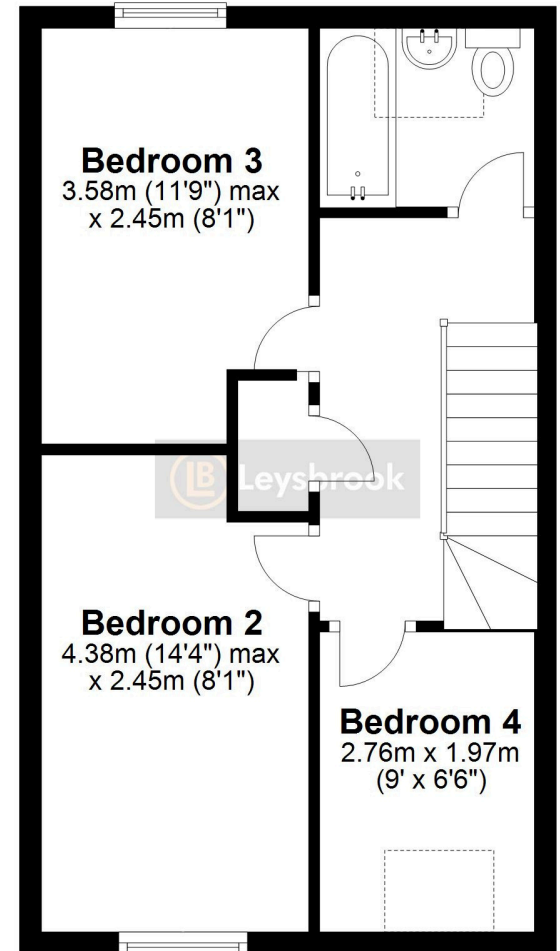
First Floor

Approx. 37.5 sq. metres (404.1 sq. feet)



Second Floor

Approx. 37.3 sq. metres (401.3 sq. feet)



Total area: approx. 112.2 sq. metres (1208.0 sq. feet)

Created by Leysbrook for guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee of their operability can be given.

Plan produced using PlanUp.





Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: info@leysbrook.co.uk

Leysbrook Team

01462 419329 | info@leysbrook.co.uk

Devonshire Business Centre | Works Road | Letchworth | SG6 1GJ

Leysbrook is the trading name of Leysbrook Limited
Registered in England and Wales 11327419

Registered office: Unit 1b, Focus Four, Fourth Avenue, Letchworth, Hertfordshire SG6 2TU



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		89
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC