



Telford Avenue, Stevenage, Hertfordshire. SG2 0AH





## 3 Bedroom Terraced House

### Offers in Excess of £350,000 Freehold

A fabulous chance to acquire this lovely three bedroom staggered end terrace home situated in one of Chells most sought after roads.

The spacious accommodation comprises entrance hall, a light and airy living room and well appointed kitchen/dining room to the ground floor. Upstairs are three good sized bedrooms and a family bathroom suite. Externally is a wonderful rear garden with an outhouse that provides a utility/cloakroom, and an attractive front garden enclosed with a picket fence. An impressive home that must be viewed.

- Staggered end terrace
- Popular Chells location
- Three bedrooms
- Living room
- Kitchen/dining room
- Beautiful rear garden
- External utility/cloakroom
- Gas central heating
- Double glazing
- EPC rating D. Council tax band C

## **Ground Floor**

### **Front Door:**

Double glazed front door with double glazed flank window.

### **Entrance Hall:**

Radiator, stairs to first floor. Coved ceiling. Tiled flooring.

### **Living Room:**

Abt. 18' 3" x 10' 7" (5.56m x 3.23m) A light and airy living room with double glazed sliding patio doors leading out to the rear garden. Feature fireplace with inset coal effect and flame gas fire. Radiator. Television point. Solid wood flooring.

### **Kitchen/Dining Room:**

A well appointed kitchen/dining room comprising a good range of eye and base level units with ample roll top work surfaces. Ceramic single drainer sink unit. Extractor hood. Plumbing for dishwasher. Tiled splashback area. Double glazed window to front. Part glazed door to side passage. Coved ceiling. Inset ceiling lights. Tiled flooring.

## **First Floor**

### **Landing:**

Loft access. Airing cupboard. Carpet as fitted.

### **Bedroom One:**

Abt. 12' 4" x 10' 2" (3.76m x 3.10m) Double glazed window to rear. A range of fitted wardrobes and dressing unit. Radiator. Carpet as fitted.

### **Bedroom Two:**

Abt. 12' 5" x 10' 9" (3.78m x 3.28m) Double glazed window to front. Radiator. Carpet as fitted.

### **Bedroom Three:**

Abt. 10' 9" x 8' 1" (3.28m x 2.46m) Double glazed window to rear. Radiator. Coved ceiling. Carpet as fitted.

### **Bathroom:**

A white suite comprising a panelled bath with mixer tap and shower attachment. Pedestal wash hand basin and low level WC. Part tiled walls. Storage cupboard. Double glazed window to front. Radiator. Inset ceiling lights. Vinyl flooring. Coved ceiling.

## **Outside**

### **Front Garden:**

An attractive front garden with a variety of plants and retained by a picket fence.

### **Rear Garden:**

An attractive cottage style rear garden with paved patio area. Pergola. Stoned path, lawn area and a vast array of flowers and plants. Gated side access. Southerly facing.

### **Utility Room:**

An external utility room with power and lighting. Plumbing for automatic washing machine. Space for fridge freezer. Low level WC. Window to side.

## **Additional Information**

### **Location and Amenities:**

Telford Avenue is situated in the Chells area of Stevenage, placing it conveniently close to a variety of local amenities and transport options. For schools, residents have several choices within a short distance, including Marriotts School, located directly off Telford Avenue, and the nearby Lodge Farm Primary School and Camps Hill Primary School, making it a well-served area for families. In terms of shopping, while local convenience stores like Nisa and Premier are available for daily needs at The Glebe and Hepworth Court, residents can also access the much broader array of high-street shops, department stores, and the Westgate Shopping Centre in Stevenage Town Centre via a regular bus service which provides direct links to Stevenage Bus Station and the main town centre. From there, the Stevenage railway station offers excellent rail connections to London King's Cross, Cambridge, and other major hubs, while drivers can easily access the A1(M) motorway for wider travel.

## **Agents Note:**

Draft particulars yet to be approved by vendor and may be subject to change.

## **Anti-Money Laundering (AML):**

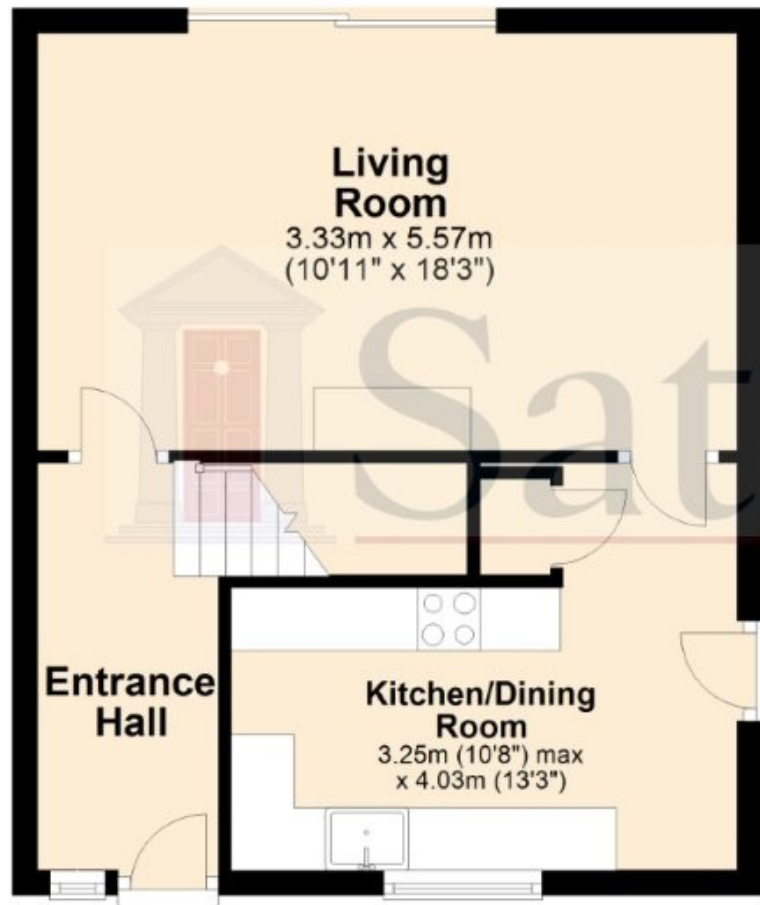
It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.



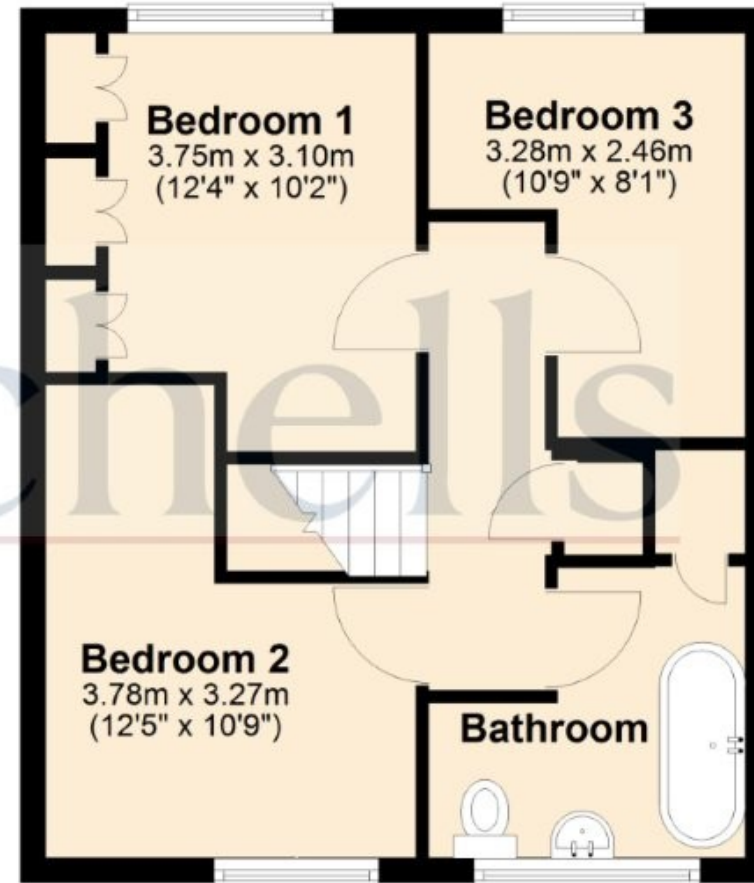


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

## Ground Floor



## First Floor



For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.