



Hayley Common, Stevenage, Hertfordshire. SG2 9JZ

- CHAIN FREE
- DRIVEWAY
- GARAGE AND PARKING ENBLOC
- THREE DOUBLE BEDROOMS
- CONSERVATORY
- UTILITY ROOM
- PORCH
- LARGE LOUNGE
- CLOSE TO A1M AND A602
- CLOSE TO AMENITIES



PROPERTY DESCRIPTION

****GUIDE PRICE £325,000 - £335,000****

A well loved family home in need of some modernisation. It's been owned by the same family since the late 1950's. It offers 82 square metres of accommodation presented over two floors. On the ground floor is a good sized breakfast kitchen, utility room and lounge/dining room. On the first floor are three double bedrooms and a family bathroom. There is a pretty South Westerly facing rear garden and driveway for one car to the front. There is also a garage en-bloc which offers additional parking in front.

Hayley Common is located in the Shephall area of Stevenage and has an abundance of amenities to include:-

Featherston Wood Primary School 3 minute walk away

Barnwell Secondary School 0.5 miles

Marriotts Secondary School 0.8 miles

Sainsbury's Supermarket 0.4 miles

Fairlands Valley Park 0.8 miles

Town Centre 2.5 miles

Stevenage Train Station 2.2 miles



ROOM DESCRIPTIONS

GROUND FLOOR

PORCH

1.20m x 1.69m (3' 11" x 5' 7")

A spacious porch with glazed door to the entrance hallway, storage cupboard for recycling bins and double glazed window to the front.

ENTRANCE HALLWAY

With doors leading to all ground floor rooms. Storage cupboard housing the meters. Radiator.

KITCHEN/BREAKFAST ROOM

2.44m x 3.21m (8' 0" x 10' 6")

A well fitted kitchen with wall and base cabinets. Integrated double oven and electric hob. Space for fridge and ample space for a kitchen table. Window to the front aspect. Radiator.

LOUNGE / DINING ROOM

3.21m x 5.46m (10' 6" x 17' 11")

A great size lounge/dining room with electric feature fire and sliding doors to the conservatory. Radiator.

CONSERVATORY

1.77m x 3.41m (5' 10" x 11' 2")

A lovely additional room overlooking the south/westerly facing garden. Brick feature wall window to the side aspect and sliding doors out to the garden. Radiator.

UTILITY ROOM

1.78m x 3.52m (5' 10" x 11' 7")

With a door leading out to the garden this space is useful as a utility room or could be used as a playroom or office. There is a wall mounted boiler and space and plumbing for washing machine and additional white goods. Storage cupboard under the stairs.

FIRST FLOOR

FIRST FLOOR LANDING

Doors to all bedrooms and bathroom and access to the loft via a hatch. There is a loft ladder and the loft has been partially boarded.

BEDROOM ONE

2.50m x 4.94m (8' 2" x 16' 2")

A lovely size master bedroom with space for wardrobes, king size bed and further bedroom furniture. There is an airing cupboard housing the hot water tank with plenty of shelving. Window to the rear aspect.

BEDROOM TWO

2.76m x 2.95m (9' 1" x 9' 8")

A double bedroom with fitted cabinets. Window to the front aspect. Radiator.

BEDROOM THREE

2.52m x 2.80m (8' 3" x 9' 2")

A double bedroom with some wall cabinets. Window to the rear aspect. Radiator.

BATHROOM

1.67m x 1.76m (5' 6" x 5' 9")

A white suite comprising side panel bath, vanity wash hand basin and WC. Window to the front aspect, tiled walls and radiator.

OUTSIDE

REAR GARDEN

The South / Westerly facing garden offers a timber framed and cladded shed, two patio seating areas and a well stocked range of mature trees, shrubs and flower beds. There is a lawned area with garden path.

FRONT OF PROPERTY

There is a driveway for one car and an area for bins storage. Steps lead up to the front door.

GARAGE EN BLOC

There is a garage with timber double doors en-bloc from the house. There is one parking space to the front of the garage.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	73	
(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	

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