



Shephall Green, Stevenage, Hertfordshire. SG2 9XS

- CHAIN FREE
- FIVE BEDROOMS
- TWO RECEPTION ROOMS
- UTILITY ROOM
- DOWNSTAIRS CLOAKROOM
- SHEPHALL GREEN LOCATION
- THREE OUTBUILDINGS
- ENSUITE FOUR PIECE BATHROOM
- CONSERVATORY
- LARGE GARDEN



PROPERTY DESCRIPTION

****GUIDE PRICE £700,000 - £725,000****

This fantastic property which is located in the heart of Shephall Green is being sold Chain Free and available for the 1st time in over 30 years!

With an abundance of space both internally and externally, this property should tick all your boxes.

Inside the property benefits from two large reception rooms, white gloss kitchen, utility room, downstairs cloakroom and a conservatory. On the first floor are five bedrooms (three doubles, two singles), a family bathroom and en-suite bathroom.

Outside the garden is a great size and yet still has space for THREE outbuildings, which all have power and lighting to be used for various reasons including workshop and office.

Shephall Green is quiet area, hidden away in South Stevenage with lots of history dating back to the Domesday book. Shephall Greens local amenities include:

Barnwell Secondary 0.1 Miles

Peartree Spring Primary School 0.2 Miles

Old Red Lion 0.1 Miles

St Marys Church 0.1 Miles

Co-op Shop 0.4 Miles

TESCO SUPERSTORE 0.8 Miles

A1m Junction 7 1.2 Miles



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALLWAY

Doors leading to the utility room, dining room and kitchen. Stairs to the first floor. Downlights and window to the front aspect.

DINING ROOM

3.5m x 5.73m (11' 6" x 18' 10")

Good size reception room with window to the front aspect and flueless gas fire.

KITCHEN

5.46m x 3.67m (17' 11" x 12' 0")

White gloss kitchen with a range of full height units, base units and wall units providing lots of storage. Breakfast bar. under plinth lighting, down lighting. Integrated Dishwasher. Window to the rear aspect and doors opening into the conservatory.

UTILITY ROOM

2.47m x 1.95m (8' 1" x 6' 5")

With doors from the front and the back of the property, this very useable room hides away all your daily cleaning products and provides space and plumbing for a washing machine and tumble dryer.

DOWNSTAIRS W/C

W/C and wash hand basin, window to the rear aspect.

LOUNGE

4.66m x 5.47m (15' 3" x 17' 11") MAX

A lovely bright space with two windows to the front aspect and two sets of French doors to the rear aspect.

CONSERVATORY

4.86m x 3.77m (15' 11" x 12' 4")

A great additional space with a solid roof and sliding doors into the rear garden.

FIRST FLOOR

FIRST FLOOR LANDING

Doors to all bedrooms and bathroom, stairs into the loft area. Storage Cupboard.

BEDROOM ONE

3.81m x 3.66m (12' 6" x 12' 0")

Double bedroom with window to the front aspect, door into the en-suite.

EN-SUITE BATHROOM

2.2m x 2.1m (7' 3" x 6' 11")

Four piece bathroom comprising; side panel bath, shower enclosure, wash hand basin and w/c. Window to the rear aspect. Tiled to all splash areas.

BEDROOM TWO

3.74m x 3.6m (12' 3" x 11' 10")

Double bedroom with storage cupboard. Window to the side and front aspect.

BEDROOM THREE

3.24m x 3.05m (10' 8" x 10' 0")

Double bedroom with storage cupboard. Window to the rear aspect.

BEDROOM FOUR

3.8m x 1.6m (12' 6" x 5' 3")

Single bedroom with window to the rear aspect. Downlights.

BEDROOM FIVE

2.38m x 2.21m (7' 10" x 7' 3")

Single bedroom with window to the side and front aspect.

BATHROOM

2.335m x 1.68m (7' 8" x 5' 6")

Partially tiled bathroom comprising 'P' shaped side panel bath with shower over, wash hand basin and w/c. Bluetooth speakers, downlights, heated towel radiator and window to the rear aspect.

SECOND FLOOR

LOFT ROOM

8.8m x 3.97m (28' 10" x 13' 0")

An impressive size loft room with 3 velux windows with views to the rear aspect, fitted wardrobes and a further large storage space.

EXTERIOR

FRONT GARDEN

Enclosed with a hedge and double wooden gates. Mainly laid to lawn with path to the front door. Large Side access to the rear.

REAR GARDEN

The whole plots sits on just over 1/5 of a acre and this garden shows it. With access to three large outbuildings, there is still a large lawn area and decking area.

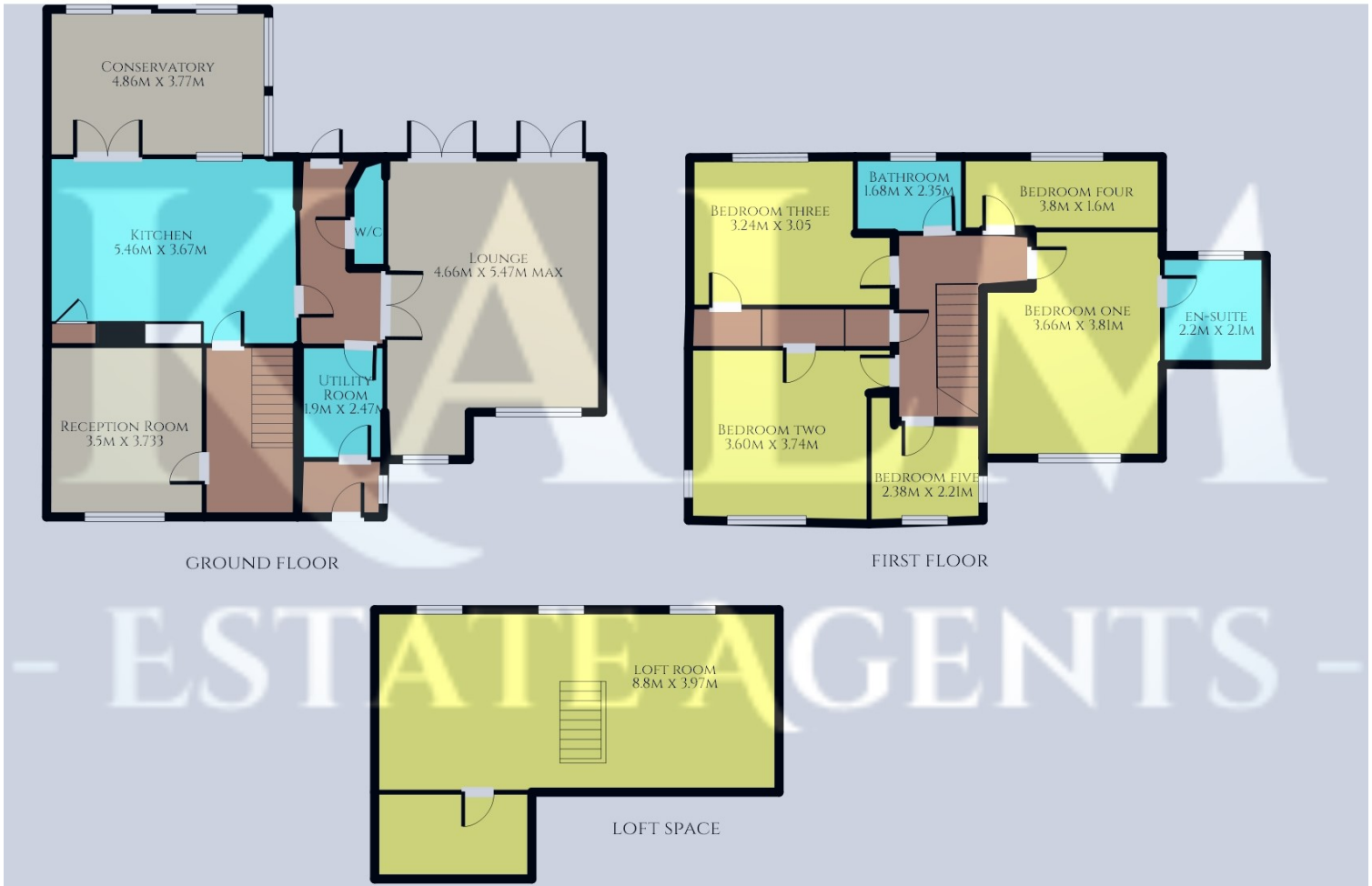
OUTBUILDING ONE/ OFFICE

3.6m x 10.7m (11' 10" x 35' 1")

Previously used as an office with lighting, power and secure



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	66	
(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, Stevenage, SG2 8TY
 01438 572020
 linzi.davis@kalmstateagents.co.uk