

FOR SALE

£335,000 Freehold



## Green Close, Stevenage, Hertfordshire. SG2 8BP

- CHAIN FREE
- THREE DOUBLE BEDROOMS
- SEMI DETACHED HOUSE
- DRIVEWAY PARKING
- WEST FACING REAR GARDEN
- UTILITY ROOM
- DOUBLE GLAZING
- CLOSE TO AMENITIES AND GOOD SCHOOLS





## PROPERTY DESCRIPTION

Being sold Chain free, this semi detached family home with three double bedrooms. The property comprises; an entrance hallway, lounge/diner, kitchen, utility room, three double bedrooms, bathroom and w/c. A driveway to the front allows parking for 2 cars and the rear garden is West Facing.

Green Close is in a quite Cul-de-sac position overlooking a green and is situated in Broadwater, within the South of Stevenage; with fantastic commuter links for Road and Rail, the location is ideal. It also benefits from being close to good schools and other amenities including:

Roebuck Primary School 0.1 Miles

Roebuck Doctors 0.2 Miles

Local Shops 0.3 Miles

ST. Margrets Clitherow 0.3 Miles

Barnwell Secondary 0.4 Miles

A1(m) Junction 8 0.8 Miles

Stevenage Town Centre 1.2 Miles

Stevenage Train Station 1.3 Miles



## ROOM DESCRIPTIONS

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### GROUND FLOOR

#### ENTRANCE HALLWAY

Doors to kitchen and lounge, Stairs to the first floor.

#### LOUNGE

3.31m x 6.06m (10' 10" x 19' 11")

Running the length of the property with windows at both aspects and door into the rear garden. Radiator.

#### KITCHEN

4.33m x 2.16m (14' 2" x 7' 1")

Fitted kitchen with a range for wall and base units with worksurface over. Large larder cupboard. Window to the rear aspect.

#### UTILITY ROOM

2.39m x 2.13m (7' 10" x 7' 0")

Door from the front, wall mounted boiler.

### FIRST FLOOR

#### FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Access to the loft via a hatch.

#### BEDROOM ONE

4.31m x 2.58m (14' 2" x 8' 6")

Double bedroom with window to the front aspect. Two storage cupboards. Radiator.

#### BEDROOM TWO

2.41m x 4.40m (7' 11" x 14' 5")

Double bedroom with windows to the front and rear aspect. Radiator.

#### BEDROOM THREE

3.38m x 2.97m (11' 1" x 9' 9")

Double bedroom with window to the rear aspect. Two storage cupboards, one housing the hot water tank. Radiator.

#### BATHROOM

1.68m x 1.44m (5' 6" x 4' 9")

Side panel bath and vanity wash hand basin. window to the rear aspect.

#### WC

0.7m x 1.69m (2' 4" x 5' 7")

W/C. Window to the rear aspect.

### EXTERIOR

#### DRIVEWAY

Block pave driveway for parking for two cars. Access to the rear garden.

#### REAR GARDEN

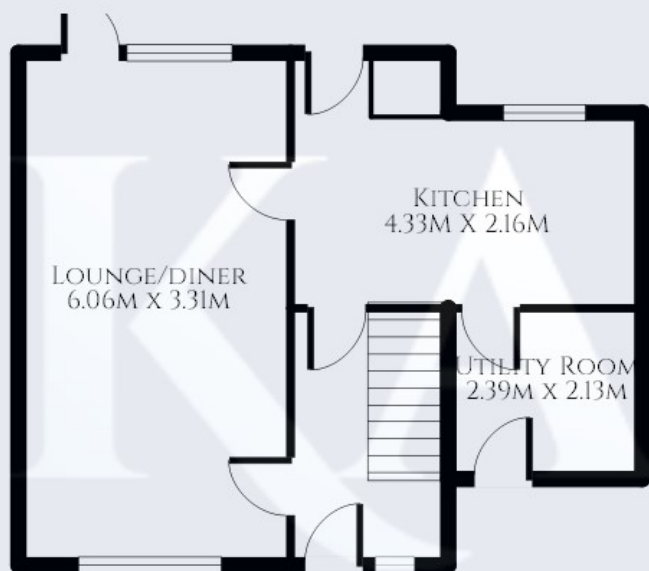
West facing rear garden with patio and lawn.



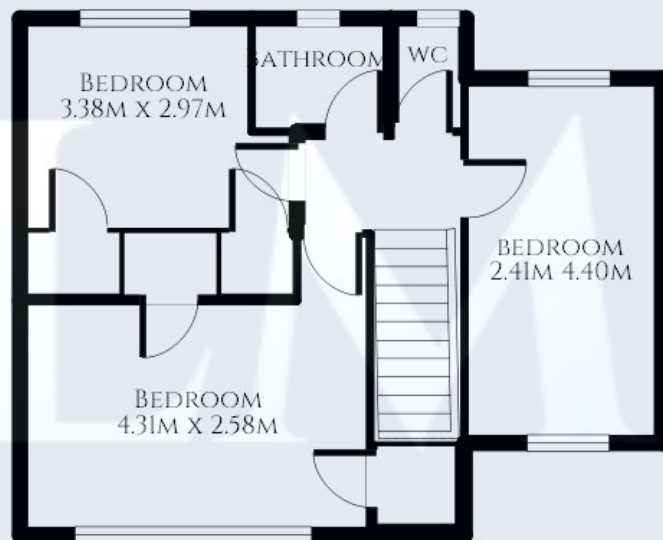


## FLOORPLAN

**KALM**  
- ESTATE AGENTS -



GROUND FLOOR



FIRST FLOOR

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOORPLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION OR MISTATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER. THE SERVICES, SYSTEMS AND APPLIANCES SHOWN HAVE NOT BEEN TESTED AND NO GUARANTEE AS TO THERE OPERTABILITY OR EFFICIENCY CAN BE GIVEN.

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