



Bedwell Crescent, Stevenage, Hertfordshire. SG1 1LU

- CHAIN FREE
- WALKING DISTANCE TO STEVENAGE TRAIN STATION
- THREE BEDROOMS
- END OF TERRACE HOUSE
- UTILITY ROOM
- DOWN STAIRS CLOAKROOM
- WALKING DISTANCE TO STEVENAGE TOWN CENTRE
- LANDSCAPED REAR GARDEN WITH BRICK SHED



PROPERTY DESCRIPTION

****GUIDE PRICE £300,000 - £315,000****

This three bedroom family home is well located close to the Stevenage town centre; within walking distance to the train station. The property comprises; entrance porch, lounge, kitchen, utility room, downstairs cloakroom, three bedrooms and shower room. Being End of terrace, the property also benefits from having side access to the rear garden and brick built shed.

Bedwell Crescent is conveniently located within walking distance to all the local amenities the town has to offer including;

Broom Barns Primary 0.2 Miles

Stevenage Town Centre 0.4 Miles

Stevenage Train Station 0.6 Miles

King George Surgery 0.6 Miles

Marriotts Secondary School 0.7 Miles

Barclay Secondary School 0.9 Miles

Stevenage old town 0.9 Miles

A1m Junction 7 1.3 Miles



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALLWAY

Door to lounge, stairs to first floor.

LOUNGE

3.07m x 6.7m (10' 1" x 22' 0")

A great size room with window to the front aspect and patio doors to the rear garden.

Two radiators.

KITCHEN

2.7m x 3.3m (8' 10" x 10' 10")

Fitted kitchen comprising; range of wall and base units with work surface over. Opening to lounge and utility room. Door into rear garden.

UTILITY ROOM

Door from the front. Opening to kitchen. Wall mounted boiler.

DOWNSTAIRS CLOAKROOM

0.8m x 1.5m (2' 7" x 4' 11")

W/C and Wash hand basin. Window to front aspect.

FIRST FLOOR

FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Storage cupboard housing the hot water tank.

BEDROOM ONE

3.3m x 4m (10' 10" x 13' 1")

Double bedroom with window to the rear aspect. Radiator.

BEDROOM TWO

3.2m x 3.09m (10' 6" x 10' 2")

Double bedroom with window to the front aspect. Radiator.

BEDROOM THREE

2.3m x 1.9m (7' 7" x 6' 3")

Single bedroom with window to the rear aspect. Radiator.

SHOWER ROOM

1.7m x 2.3m (5' 7" x 7' 7")

Fully tiled shower room comprising double shower enclosure, wash hand basin and w/c. window to the front aspect.

EXTERIOR

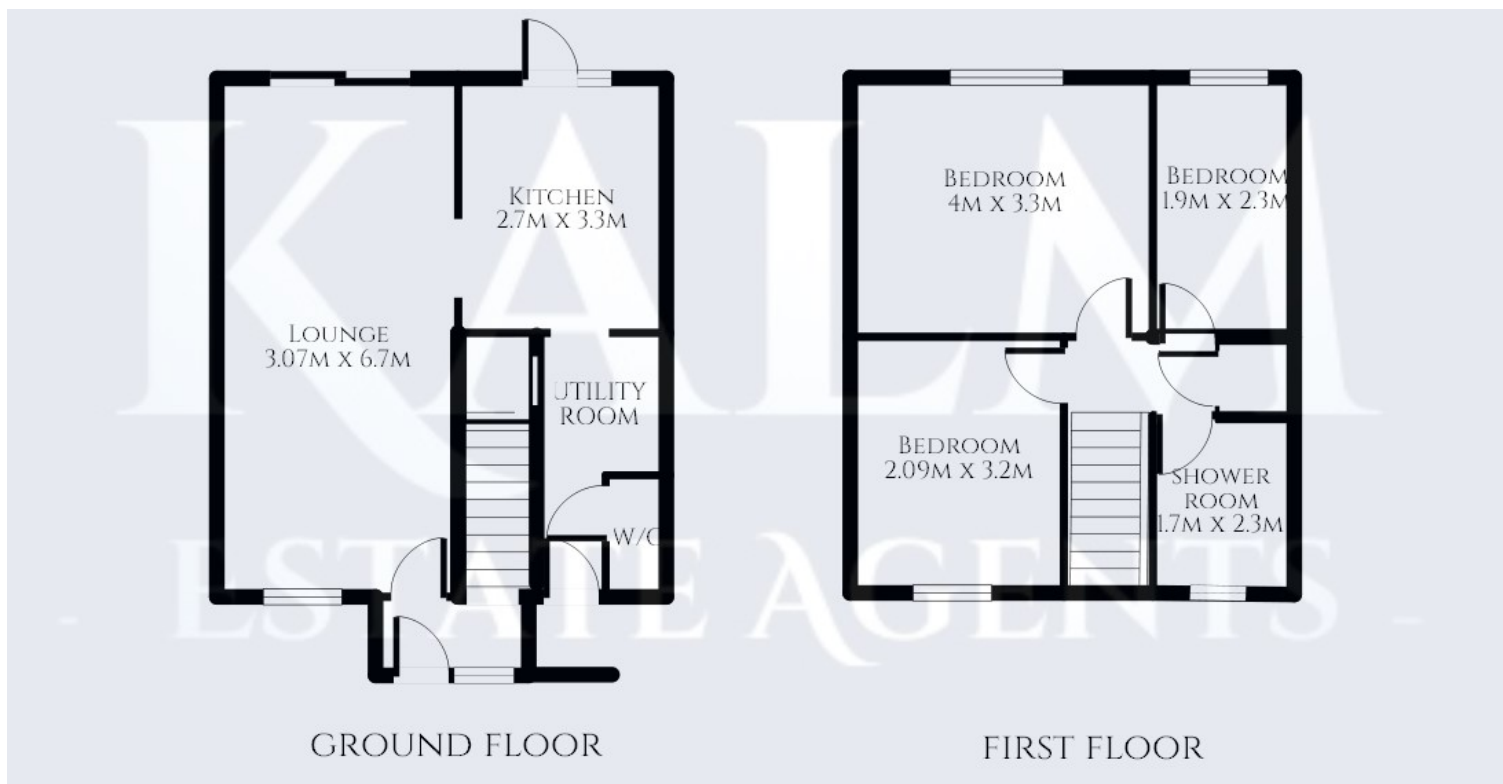
FRONT GARDEN

Mainly laid to lawn with path to both front doors.

REAR GARDEN

Main laid to lawn with a border of shrubs and bushes. Patio. Brick built shed to the side. Gated access from the front.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Stevenage
 29, Shephall Green, Stevenage, SG2 9XS
 01438 572020
 linzi.davis@kalmestateagents.co.uk