



Broad Oak Way, Stevenage, Hertfordshire. SG2 8RA

- THREE BEDROOMS
- PARKING FOR THREE CARS
- GARDEN STUDIO WITH POWER, LIGHTING AND LOG BURNER
- STAGGERED TERRACE
- KITCHEN/DINER
- BACKING ONTO GRASS AREA/ PLAYPARK
- TILT AND TURN DOUBLE GLAZING FITTED 3 YEARS AGO
- BEAUTIFUL REFITTED KITCHEN AND BATHROOM BOTH WITH UNDERFLOOR HEATING
- CLOSE TO A1M AND A602
- CLOSE TO GOOD SCHOOLS AND AMENITIES



PROPERTY DESCRIPTION

GUIDE PRICE £375,000 - £385,000

This beautifully presented, three bedroom staggered terrace house is a perfect family home backing onto grass area/playpark. The property has been lovingly finished with refitted kitchen and bathroom; both with underfloor heating. All the bedrooms benefit from built in storage. The added bonus is the large garden studio; with lighting, power and a log burning stove. To the front of the property is parking available for three cars.

Broad Oak Way is positioned in Broadwater, South Stevenage close to lots of amenities, good schools and road links including the A1m and A602.

ROEBUCK PRIMARY SCHOOL (Good) 0.1 miles

ST. MARGRETS CLITHEROW (Outstanding) 0.1 miles

Local shops and Tesco Superstore 0.2 miles

Roebuck Doctors surgery 0.3 miles

Barnwell Secondary School (Good) 0.6 miles

A1m Junction 7 0.6 miles

Stevenage Train Station 1.1 miles

Stevenage Town Centre 1.2 miles



ROOM DESCRIPTIONS

GROUND FLOOR

KITCHEN/DINER

4.07m x 5.20m (13' 4" x 17' 1")

The front door opens into this stunning refitted, handle less gloss kitchen comprising a range of wall and base units with worksurface over and undercounter lighting. Integrated fridge/freezer and dishwasher, Five ring gas hob and double oven. Space for washing machine. Tiled floor with underfloor heating. Downlighting. Door to rear garden.

LOUNGE

3.27m x 5.2m (10' 9" x 17' 1")

A bright room with windows to the front and rear aspect. Two radiators.

FIRST FLOOR

FIRST FLOOR LANDING

Doors to all bedrooms and airing cupboard.

BEDROOM ONE

3.15m x 3.54m (10' 4" x 11' 7")

Double bedroom with window to the front aspect, built in storage cupboard and radiator.

BEDROOM TWO

2.78m x 3.27m (9' 1" x 10' 9")

Double bedroom with window to the front aspect, built in storage cupboard. Access to the loft via a hatch. Radiator.

BEDROOM THREE

2.37m x 2.40m (7' 9" x 7' 10")

Single bedroom with window to the rear aspect, built in storage cupboard and radiator.

BATHROOM

1.58m x 3.15m (5' 2" x 10' 4") MAX

Refitted tiled bathroom with side panel bath and shower over, vanity wash hand basin and w/c. Two windows to the rear aspect. Tiled underfloor heating and heated towel radiator.

EXTERIOR

DRIVEWAY

The driveway to the front allows for parking for three cars comfortably and a bin storage area.

REAR GARDEN

Low maintenance rear garden with mainly patio. Gate leading out to grass/park area. Garden Studio.

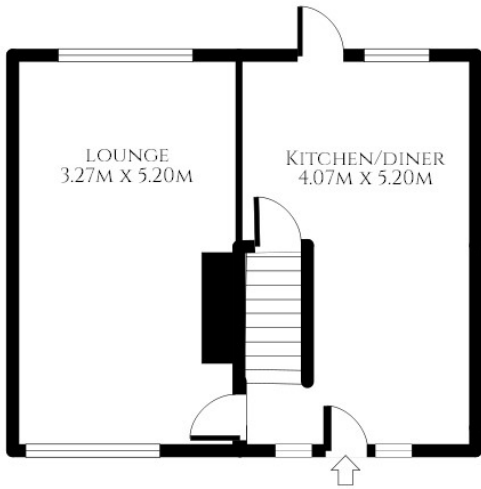
GARDEN STUDIO

2.20m x 6.53m (7' 3" x 21' 5")

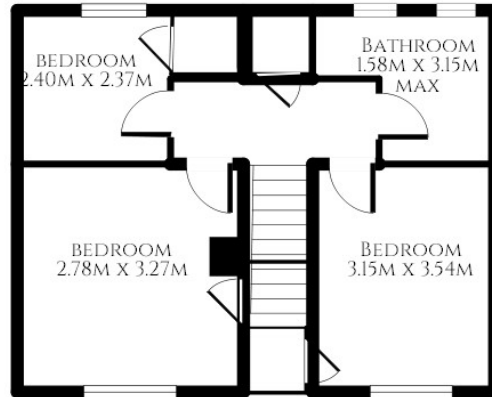
A great addition to the property with power and lighting. Used as 2 rooms, office and relaxation room with log burner. Windows to the side and front aspect.



FLOORPLAN & EPC



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	74	
(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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