



49 Woodland Way, Stevenage, Hertfordshire SG2 8BU

£450,000 - Freehold

### Property Summary

**\*\* Guide Price £450.00 - £475.00\*\***

This fantastic two bedroom Semi Detached Bungalow located in the popular location of Woodland Way is finished beautifully and ready to move into. The bungalow comprises; lounge, extended kitchen, dining room, shower room and double bedrooms. A new combination boiler was fitted in 2023. It also benefits from an annexe converted from the garage - creating a further double bedroom and shower room with its own entrance. The West facing rear garden is beautifully landscaped, with great storage options and side access and 150ft long (approx.)

Don't miss out, viewing recommended.

Woodland Way is located in Broadwater, Stevenage and close to the following amenities.

Local Shops 0.2 Miles

Camps Hill Primary School 2.3 Miles

Tesco 2.1 Miles

Fairlands Valley Park 1.5 Miles

Town Centre 1.8 Miles

Stevenage Train Station 2.5 Miles

A1M Junction 7 1.3 Miles



## Room Descriptions

### Ground Floor

#### HALLWAY

Doors to lounge, bathroom, kitchen and bedrooms. Storage cupboards and utilities cupboard. Access to the loft via a pull down ladder.

#### LOUNGE

4.9m x 3.2m (16' 1" x 10' 6")

Good sized lounge with double glazed door to conservatory. Feature brick fire place. Radiator

#### KITCHEN BREAKFAST ROOM

5.59m x 2.59m (18' 4" x 8' 6")

Having been extended, this large kitchen comprises; range of wall and base units with work surfaces over Stainless steel sink with waste disposal, integrated hob and eye level cooker, space for washing machine and fridge/freezer. Breakfast Bar with space for 2 to seat. Wall mounted combination boiler (2023) Tiled flooring, radiator. UPVC double glazed windows to rear and side aspects, door leading out to conservatory.

#### DINING ROOM

3.20m x 3.00m (10' 6" x 9' 10")

Space for a good size table with tiled flooring and double glazed sliding patio doors into garden. Access to both the lounge and kitchen.

### FIRST FLOOR

#### BEDROOM ONE

4.11m x 3.20m (13' 6" x 10' 6")

Double bedroom with double glazed window to front aspect, radiator.

#### BEDROOM TWO

2.69m x 2.9m (8' 10" x 9' 6")

Double bedroom with double glazed window to front aspect, radiator.

#### SHOWER ROOM

1.79m x 1.94m (5' 10" x 6' 4")

Three piece white suite comprising of low level w/c, wash hand basin, double shower enclosure with thermostatic shower. Double glazed frosted window to side aspect, heated towel radiator, downlighting.

### ANNEX

#### EXTERIOR

#### ANNEX

A converted garage consisting of hallway, bedroom and ensuite

#### BEDROOM

2.41m x 3.58m (7' 11" x 11' 9")

Double bedroom with window.

#### EN-SUITE

1.78m x 1.3m (5' 10" x 4' 3")

Shower, low level w/c and wash hand basin

### EXTERIOR

#### FRONT GARDEN

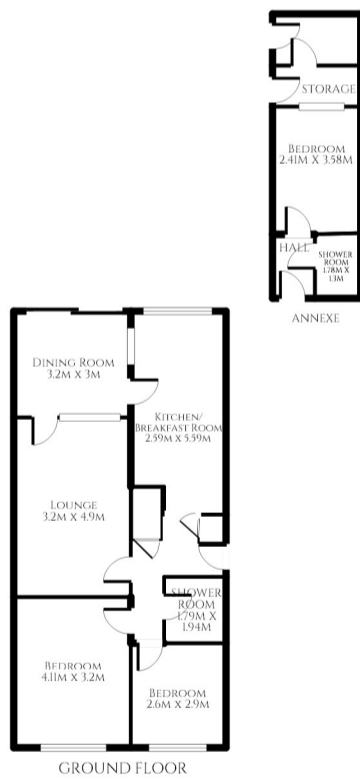
Block paved driveway parking to front and side aspect for at least four cars.

#### REAR GARDEN

West facing and Approx. 150ft in length, the landscaped garden is beautiful with a paved patio area leading to lawn with extensive flower and shrub borders. Divided into three separate areas with an allotment area to the rear aspect. Gated side access.

#### GARDEN STORAGE

Attached to the annex, this additional space is perfect for storage with both power and lighting.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(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