



Hayley Common, Stevenage, Hertfordshire. SG2 9JZ

- THREE BEDROOMS
- END OF TERRACE HOUSE
- KITCHEN/DINER
- CONSERVATORY
- GARAGE AND PARKING ENBLOC
- PORCH
- CLOSE TO AMENITIES
- CLOSE TO SCHOOLS
- OVERLOOKING SMALL GREEN
- CLOSE TO A1M AND A602



PROPERTY DESCRIPTION

This three bedroom family home located in Hayley Common benefits from a garage with parking in front. The property is a great size and comprises; good size lounge, kitchen/diner, conservatory, three bedrooms, separate w/c and bathroom.

Hayley Common is within Shephall in South Stevenage with lots of amenities close by including:

Ashtree Primary school 0.2 miles

Peartree Spring Primary School 0.4 miles

Barnwell Secondary 0.5 miles

Marriotts Secondary School 0.6 miles

Co-op Shop 0.2 miles

Sainsbury's supermarket 0.4 miles

Town Centre 1.5 miles

A1m Junction 7 1.7 miles

Stevenage Train Station 1.7 miles



ROOM DESCRIPTIONS

GROUND FLOOR

PORCH

Door leading to the entrance hallway.

ENTRANCE HALLWAY

Doors to the kitchen and lounge. Stairs to the first floor. Storage cupboard.

LOUNGE

5.29m x 3.7m (17' 4" x 12' 2")

A good size room with window to the front aspect. Feature fire. Radiator.

KITCHEN/DINER

5.49m x 2.47m (18' 0" x 8' 1")

Kitchen comprising a range of wall and base units with space for cooker, fridge/freezer, washing machine and dishwasher. Window to the rear aspect. Space for dining table. Door to the conservatory. Radiator.

CONSERVATORY

2.88m x 2.58m (9' 5" x 8' 6")

UPVC Conservatory with side door to the rear garden. Tiled Floor.

FIRST FLOOR

FIRST FLOOR LANDING

Doors to all bedrooms, bathroom and w/c. Access to the loft via a hatch.

BEDROOM ONE

4.23m x 3.7m (13' 11" x 12' 2")

Double bedroom with window to the front aspect. Radiator.

BEDROOM TWO

3.44m x 2.89m (11' 3" x 9' 6")

Double bedroom with window to the rear aspect. Radiator

BEDROOM THREE

2.87m x 2.52m (9' 5" x 8' 3")

Single bedroom with window to the front. Radiator.

WC

w/c. Window to the rear aspect.

BATHROOM

Comprising side panel bath with electric shower over, wash hand basin. Window to the rear aspect.

EXTERIOR

FRONT GARDEN

A small enclosed garden with hedge boundary with gate and path to front door.

REAR GARDEN

Enclosed rear garden with patio and steps leading down to lawn area.

GARAGE

Located en bloc, garage number 45 has an up and over door and space in front to park one car.



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			83
(69-80) C		69	
(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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