



# Broadwater Crescent, Stevenage, Hertfordshire. SG2 8EL

- AVAILABLE NOW
- WHITE GOODS INCLUDED
- UNFURNISHED
- THREE BEDROOMS
- KITCHEN/DINER
- LARGE GARDEN
- COMBINATION BOILER
- BROADWATER LOCATION
- CLOSE TO A1M AND A602
- CLOSE TO SHEPHALBURY PARK





## PROPERTY DESCRIPTION

Three bedroom family home, Available now in the broadwater location of Stevenage.

The property benefits large kitchen/diner, good size lounge with French doors opening into the garden, three good size bedrooms, separate toilet and bathroom and to the rear; a good size garden.

Broadwater Crescent is a fantastic location for a number of amenities including;

Local shops 0.0 Miles

TESCO SUPERSTORE 0.2 Miles

A1m Junction 7 0.8 Miles

ROEBUCK DOCTORS 0.1 Miles

ROEBUCK PRIMARY SCHOOL 0.2 Miles

ST. MARGRETS CLITHEROW 0.3 Miles

Barnwell Secondary 0.6 Miles

SHEPHALBURY PARK 0.3 Miles





## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE HALLWAY

Door to lounge, stairs to the first floor. Radiator.

#### LOUNGE

3.29m x 5.27m (10' 10" x 17' 3")

Good size lounge with window to the front aspect and French doors opening out to the garden. Radiator.

#### KITCHEN/DINER

4.12m x 5.27m (13' 6" x 17' 3")

Tiled Floor. Range of wall and base units. Washing machine, dishwasher, cooker and gas hob, extractor, undercounter fridge. Downlights. Door to the front and rear garden.

### FIRST FLOOR

#### FIRST FLOOR HALLWAY

Doors to all rooms. Storage cupboard housing the combination boiler.

#### BEDROOM ONE

3.63m x 3.11m (11' 11" x 10' 2")

Double bedroom with window to the front aspect. Storage cupboard and radiator.

#### BEDROOM TWO

3.26m x 2.80m (10' 8" x 9' 2")

Double bedroom with window to the front aspect, storage cupboard and radiator. Access to the loft via a hatch.

#### BEDROOM THREE

2.41m x 2.38m (7' 11" x 7' 10")

Single bedroom with window to the rear aspect, radiator.

### BATHROOM

2.29m x 1.56m (7' 6" x 5' 1")

Fully tiled bathroom with side panel bath with shower over and glass shower screen. Wash hand basin. Heated towel radiator. Window to the rear aspect.

### W/C

1.42m x 0.73m (4' 8" x 2' 5")

W/C. Window to the rear aspect.

### EXTERIOR

#### FRONT GARDEN

On a slight slope with steps to the front door.

#### REAR GARDEN

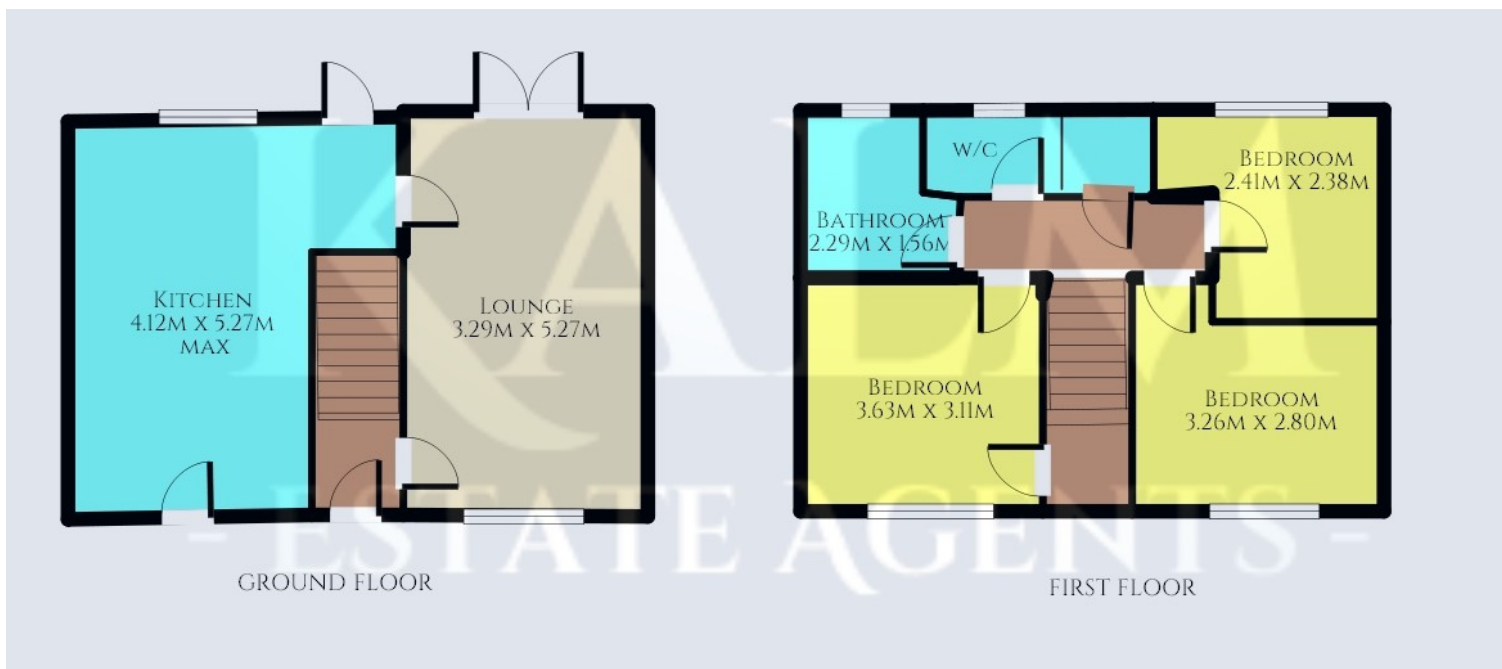
Great size rear garden with gate for rear access. Mainly laid to lawn with decking area.

### AGENTS NOTES

All measurements are approximate, Kalm Estate Agents try to ensure they are as accurate as possible however the tenants must verify any measurements of importance.

To comply with right to rent checks; prior to a rental being agreed, prospective tenants will be required to produce identification documents, a list of the required documents can be found on our website [www.kalmestateagents.co.uk](http://www.kalmestateagents.co.uk).





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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