

# 372 Broadwater Crescent, Stevenage, Hertfordshire. SG2 8HG

- AVAILABLE 15TH MAY
- FURNISHED OR UNFURNISHED
- THREE BEDROOMS
- CONSERVATORY
- PARKING FOR THREE CARS
- ENTRANCE PORCH
- SEPARATE DINING ROOM
- OVERLOOKING GREEN
- GOOD SIZE REAR GARDEN
- ELECTRIC CAR CHARGER





## PROPERTY DESCRIPTION

Available on 15th May on a Furnished or Unfurnished option; This beautifully finished, three bedroom family home benefitting from off road parking for three cars. The property has been finished to a modern standard and comprises; Lounge, good size kitchen, separate dining room, conservatory, three good size bedrooms, bathroom, separate w/c, and a good size, west facing rear garden.

Located at the bottom of Oaks Cross/Broadwater, Stevenage and is close to local primary and secondary schools, shops and parks with fantastic links to A602 and A1m, Junction 7.

LONGMEADOW PRIMARY SCHOOL 0.3 Miles

SHEPHALBURY PARK SCHOOL 0.4 Miles

Barnwell Secondary 0.8 Miles

ST. MARGRETS CLITHEROW 1.1 Miles

MARYMEAD MEDICAL PRACTICE 0.4 Miles

CO-OP/POST OFFICE 0.4 Miles

SHEPHALBURY PARK 0.6 Miles

TESCO SUPERSTORE 1.0 Miles

A1m Junction 7 1.6 Miles





## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE PORCH

A great additional space which is open straight into the dining room with space for coats and shoes.

#### DINING ROOM

3.37m x 2.7m (11' 1" x 8' 10")

A good size room with space for a dining table and furniture. Leading to the kitchen. Radiator

#### KITCHEN

3.7m x 2.95m (12' 2" x 9' 8")

Fitted kitchen with range of wall and base units, electric oven and gas hob. Washing machine and Fridge/freezer. Wall mounted boiler. Radiator, window to the rear aspect and door leading out to the conservatory. Under stairs storage cupboard.

#### CONSERVATORY

4.84m x 3.45m (15' 11" x 11' 4")

A fantastic size conservatory, brick build around the bottom with double glazed windows to all aspects and doors leading out to the garden.

#### LOUNGE

3.47m x 5.46m (11' 5" x 17' 11")

A good size room with double glazed window to the front aspect, gas fire and sliding doors leading out to the conservatory. Radiator.

### FIRST FLOOR

#### FIRST FLOOR LANDING

Doors to all bedrooms, bathroom, w/c and airing cupboard.

#### BEDROOM ONE

3.47m x 3.04m (11' 5" x 10' 0")

Double bedroom with double glazed window to the front aspect. Radiator.

#### BEDROOM TWO

3.61m x 2.79m (11' 10" x 9' 2")

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

#### BEDROOM THREE

2.55m x 2.33m (8' 4" x 7' 8")

Single bedroom with double glazed window to the rear aspect. Storage cupboard and radiator.

#### SHOWER ROOM

Comprising; double shower enclosure and wash hand basin. Double glazed window to the rear aspect. Heated towel radiator.

#### W/C

W/C and wash hand basin. Double glazed window to the rear aspect.

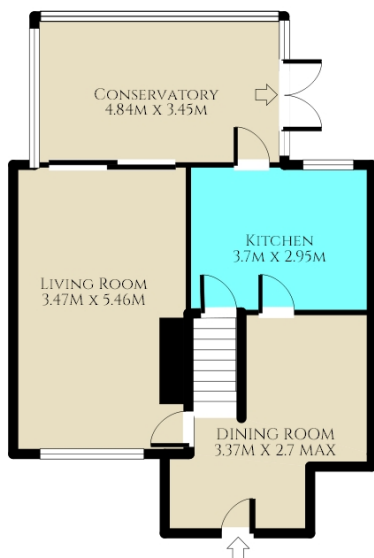
#### EXTERIOR

##### FRONT GARDEN

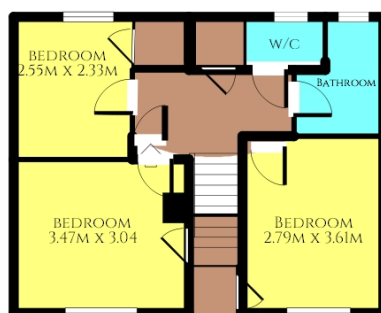
Enclosed front garden with hedge border and gate. Mainly laid to lawn with path to the front door.



# FLOORPLAN & EPC



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(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	

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