

**agent** hybrid

**Woodlands, Bandley Rise** | Stevenage SG2 9ND







## Dimensions

Porch 14'7 x 5'7  
Entrance Hallway 10'2 x 8'2  
Kitchen/Breakfast Room 17'7 x 12'7  
Lounge 17'8 x 12'1  
Dining Room 12'7 x 10'4  
Family Room 18'3 x 17'0 (max to max)  
Home Office 11'0 x 10'0

Master Bedroom 12'9 x 9'8  
Dressing Room 13'5 x 9'6  
Bedroom 2: 13'7 x 8'5  
Bedroom 3: 9'9 x 9'4  
Bedroom 4: 13'5 x 10'2  
Bedroom 5: 9'5 x 7'7

Agent Hybrid is delighted to present a fantastic Five Bedroom Detached Home, set in the heart of a generous sized plot, offering high specification and spacious accommodation throughout. A hidden gem in a location providing easy access to the A10 and

A1M, the property has been sympathetically extended and upgraded throughout. A 100ft access way, bordering an enclosed landscaped front garden, leads you to a large open block paved driveway, to accommodate numerous vehicles.



From here you enter a newly constructed porch with composite front door and vaulted ceiling, with Velux skylight windows and fitted Sharps storage units. A further door leads you into the Entrance Hallway.

From the entrance hallway, glazed oak wood doors lead you to a modern Downstairs Cloakroom, Dining Room, Lounge, Family Room and a Hi Spec, Modern & Extended Kitchen. The kitchen benefits from ceramic tiled flooring, an array of fitted black hi gloss, base and eye level cupboard units and drawers, a middle island breakfast bar, granite work surfaces throughout and integral NEFF appliances. The Family Room is a recent addition to this already wonderful home. Offering cosy and comfortable living space and the benefit of a Home Office to the rear.







Upstairs you will find Five Double Bedrooms, a Hi Spec Family Bathroom with sensored automatic on/off and temperature controls to the bath and vanity sink. The master bedroom benefits from a modern En-Suite and a huge walk in dressing room, complete with fitted Sharps wardrobes and dressing table. Externally you will find a Large Rear Garden, offering full seclusion, a patio seating area, a large summer house and outdoor bar area. Viewing comes highly recommended to fully appreciate and to avoid missing out.

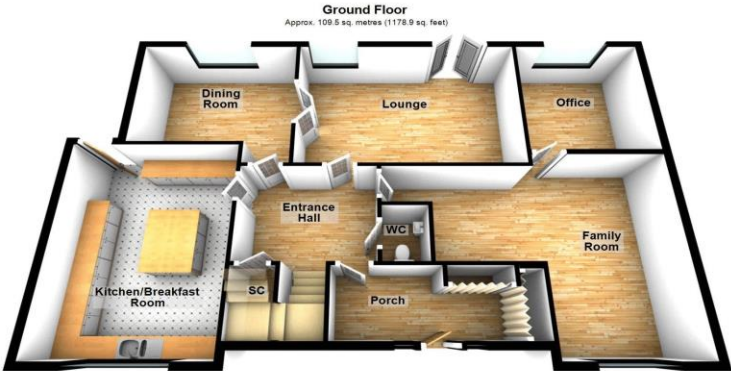






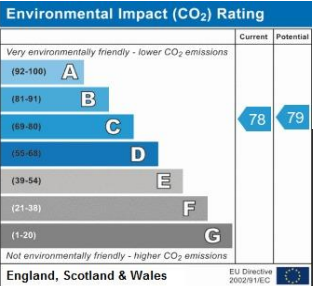
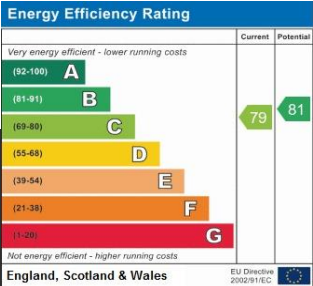


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Total area: approx. 197.7 sq. metres (2128.3 sq. feet)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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**Agent Hybrid**  
Business & Technology Centre, Bessemer Drive, Stevenage, Hertfordshire SG1 2DX  
Tel: 01438 870673 | Email: [enquiries@agenthybrid.co.uk](mailto:enquiries@agenthybrid.co.uk)

[www.agenthybrid.co.uk](http://www.agenthybrid.co.uk)