



ABSOLUTE
PROPERTY

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**2 Hastings Close, Stevenage
SG1 2JG**

Price Guide £325,000

GUIDE PRICE £325,000 TO £340,000!!!! Absolute Property Agents are delighted to offer to the market this well presented and spacious three bedroom link detached family home. Situated in the popular Fishers Green area of

Stevenage this property is just a short walk from the Old Town High Street and a host of local amenities and transport links. The property itself comprises of three generous bedrooms, a modern fitted kitchen, spacious living room plus a family bathroom and a downstairs cloakroom. Further benefits to the property include double glazing, gas central heating and attractive countryside walks to the rear.



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Entrance hall

Upvc front door providing access to the entrance hall. Stairs leading to the first floor with a built-in cupboard underneath.the hallway provides access to the downstairs cloakroom, additional storage cupboard and is fitted with a wall mounted radiator.

Downstairs cloakroom

Fitted with a double glazed window to the front aspect, a push button concealed cistern toilet and a vanity wash hand basin.

kitchen/dining room

17'3 x 9'7 (5.26m x 2.92m)

Fitted with a double glazed window to the front aspect of the property. Inset single bowl single drainer white ceramic sink unit with mixer tap. Fitted with a range of wall and floor mounted units with under unit lighting and work surfaces. The kitchen is fitted with integrated microwave, oven, hob and extractor hood. The kitchen also benefits from space for a washing machine and dishwasher.

Lounge

16'8 x 9'10 (5.08m x 3.00m)

Fitted with a Upvc double glazed window to rear. Upvc double glazed sliding patio door to rear opening to the garden. Wall mounted Radiator and Spot lights.

Upstairs landing

Access to loft space. Built-in cupboard housing 'Potterton' gas fired boiler and lagged hot water tank. Built-in over stairs storage cupboard.

Bedroom One

15'1 x 8'11 (4.60m x 2.72m)

Fitted with a Upvc double glazed window to rear and a wall mounted Radiator.

Bedroom Two

10'7 x 10'2 (3.23m x 3.10m)

Fitted with a Upvc double glazed window to front. A wall mounted Radiator. Built-in storage cupboard.

Bedroom Three

8'10 x 7'7 (2.69m x 2.31m)

Fitted with a Upvc double glazed window to rear and a wall mounted Radiator.

Bathroom

Fitted with a Upvc double glazed window to front. Bath with shower over, pedestal wash basin and push button low flush WC. Ceramic tiling to walls. Radiator.

Outside

The front of the property benefits from a driveway for two cars whilst the rear garden is low maintenance and well kept with a rear access gate.

Woodland walk to rear

Across the road to the rear is a wooded area ideal for dog walking and a pub can be found a short distance away in either direction.

