



Marlborough Road, Stevenage

ch@ndlers  
independent property specialists



# 22 Marlborough Road

Stevenage, SG2 9HW  
Guide Price £600,000

-  4 Bedrooms
-  2 Bathrooms
-  3 Reception Rooms
-  EPC Rating Band C

A much improved four bedroom detached family home situated on a quite cul-de-sac siding onto woodland on the edge of Stevenage. Offered for sale with no upper chain the property offers versatile living space ideal for modern family living and is extremely well presented throughout.

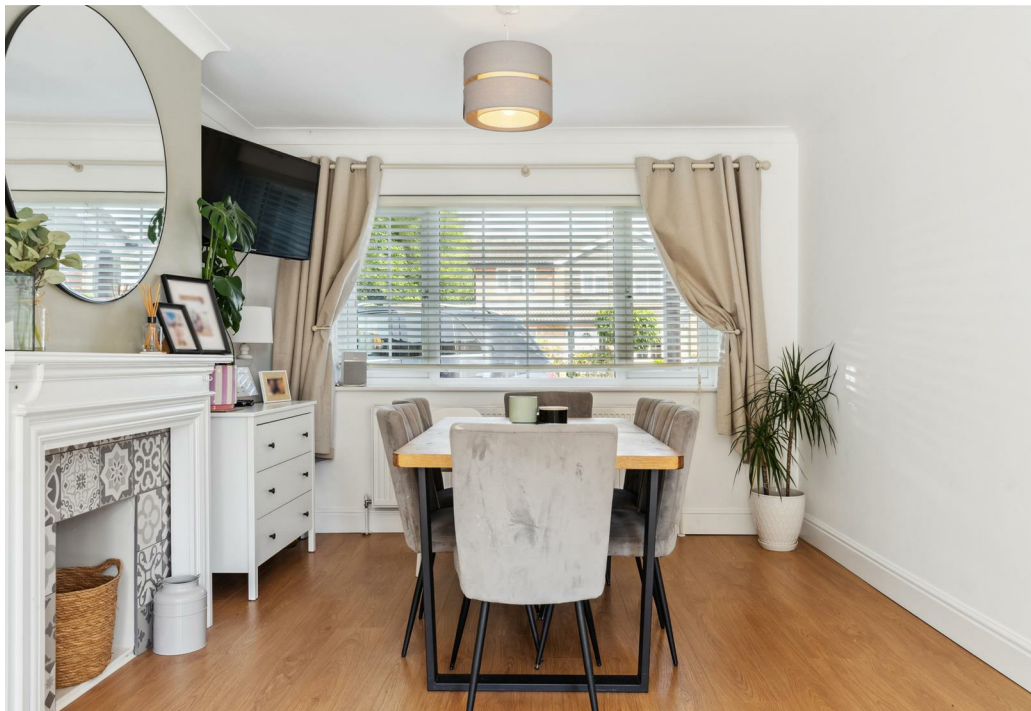
Entering via a porch which leads to a entrance hall and then has a door to study/playroom with cloakroom and large open plan dining / family room with bi-folding doors onto the rear garden. This room opens into a re-fitted kitchen and also has steps down to a sitting room.

Upstairs are four double bedrooms, the main bedroom features a refitted ensuite with shower while the bathroom has also been re-fitted and provides a W/C, Basin and Bath. The property has parking to the front. The rear garden faces southerly and has a large decked area, lawn, outside brick build store as well a modern purpose built outside office/cinema room with power and light connected.

The property is extremely well located with access to local schooling, Stevenage Old and New Town with an array of shopping and leisure facilities. The property has convenient access to the cycle and footpath network providing many opportunities for walks into the nearby villages. EPC Rating C. Stevenage Borough Council, Council Tax Band E.



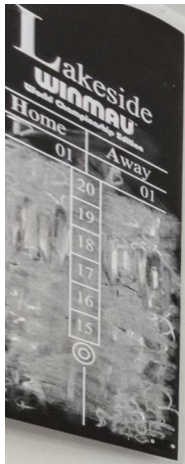
- Four bedroom detached family home
- Superb condition throughout
- Open plan dining/family room leading to Kitchen
- Large study/playroom with cloakroom
- Sitting room
- Main bedroom with ensuite
- Refitted family bathroom
- Landscaped rear garden
- Modern outside office/cinema
- Quite cul-de-sac location











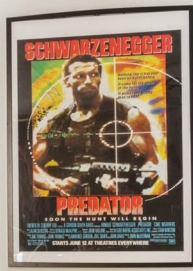
# TOP GUN MAVERICK

2022 Action 2h 11m HD AD 11 11  
Tom Cruise returns as speed-seeking aviator Maverick in this Oscar-nominated sequel, which broke box office records to become his biggest hit to date.  
Nominated for six Academy Awards, including Best Picture

We think you'll love these



Chilly Thrillers





"modern family living with versatile accommodation, we love the the open plan dining / family room with bi-folding doors opening onto the garden..."



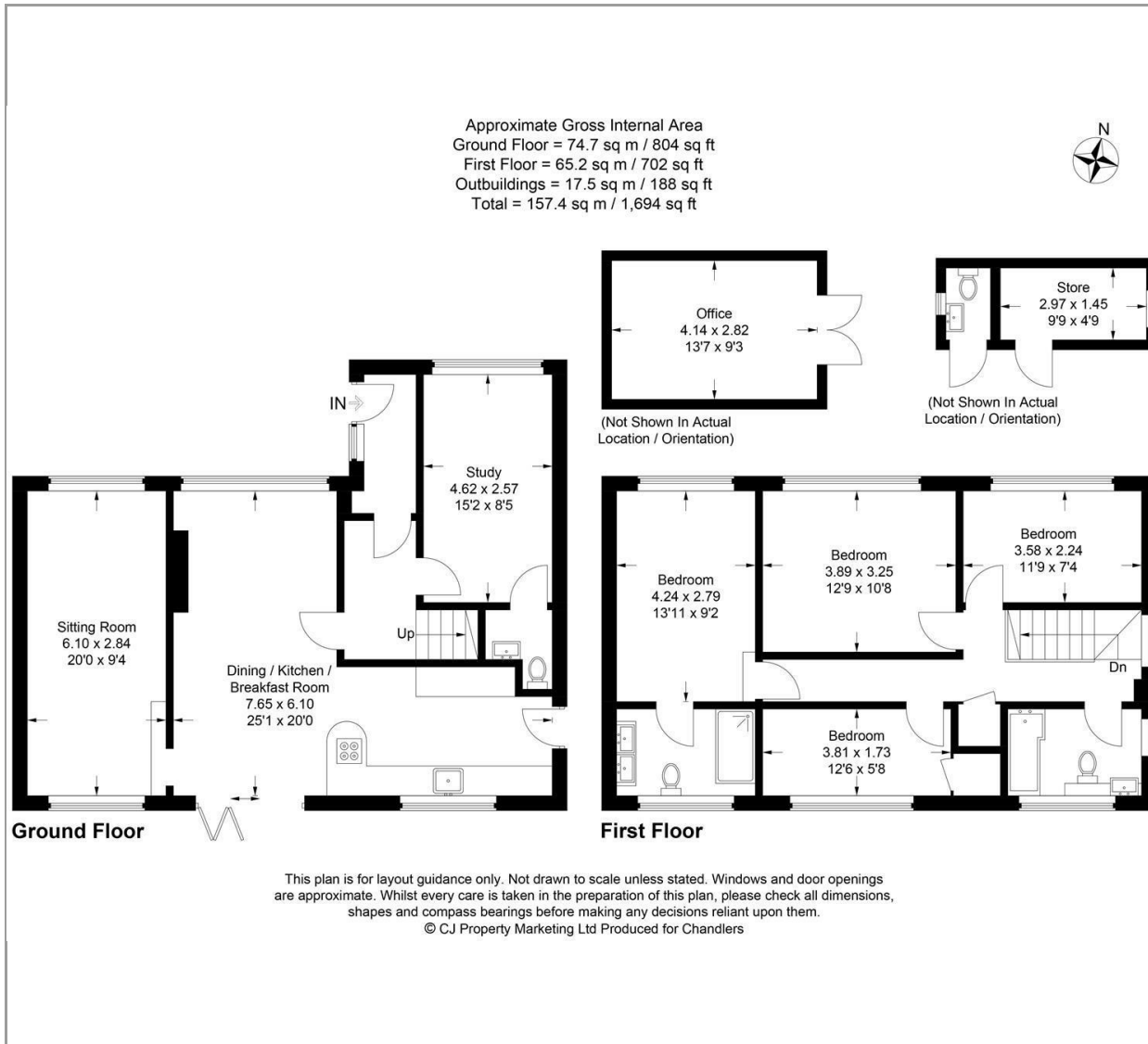
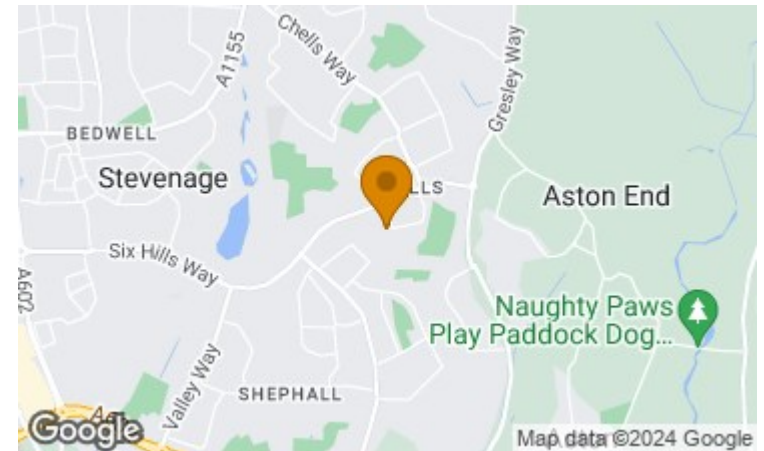






## Additional/Material Information

- Local Authority is Stevenage Borough Council
- Council tax Band E
- Tenure – Freehold
- Mains Gas, Water, Electricity



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Chandlers Independent Estate Agents, 01438 356635 sales@chandlers-estates.co.uk