





# 38 Broadwater Crescent

Stevenage, SG2 8EQ  
Guide Price £300,000

-  2 Bedrooms
-  1 Bathrooms
-  1 Reception Rooms
-  EPC Rating Band C

A two bedroom semi-detached house situated in a sought after Broadwater location overlooking a Green space at the front with a large feature tree and bench seating.

Accommodation comprises of an entrance hall, fitted kitchen, lounge/dining room, upstairs landing, two double bedrooms and bathroom. There are fenced and gated gardens front and rear with side access and a brick built storage facility. Early viewing recommended. EPC ordered.

The outstanding Aston St Mary's primary school and good secondary schools are near with a GP surgery approx. 3 minute walk away. Buses services to the town centre' Welwyn, Welwyn Garden City, Hatfield Galleria and Saint Albans. A Tesco supermarket, the large Marks & Spencer and the Roaring Meg retail park are within reach. EPC Rating C

- Sought after Broadwater location
  - Gas heating & double glazing
    - Pleasant outlook
    - Fitted kitchen
  - Lounge/dining room
  - Two double bedrooms
  - Bathroom with shower
- Good size fenced rear garden
- Useful brick storage shed

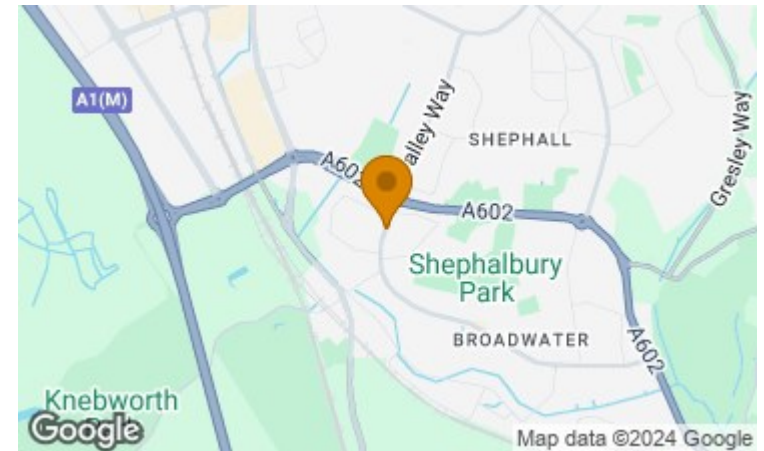






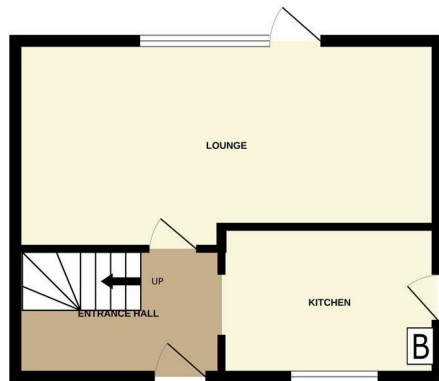
## Additional/Material Information

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

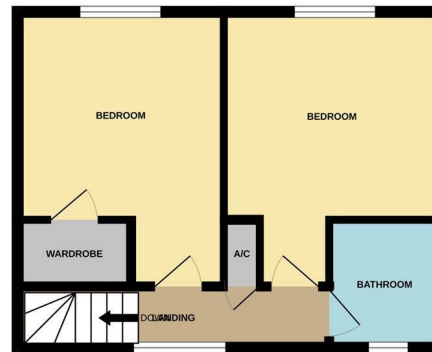


| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         | 87        |
| (69-80) C                                   |  | 71                      |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

GROUND FLOOR  
343 sq.ft. (31.9 sq.m.) approx.



1ST FLOOR  
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 687 sq.ft. (63.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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