



A three bedroom mid terrace property located in the Old Town area and benefiting from a downstairs W.C and newly re-fitted Kitchen. Stony Croft is located within walking distance of both the Old & New Town town centers and a short walk to the main line station. The property has a handy utility area that runs the length of the house. There is potential for off road parking to the front subject to consent and purchasing the front garden from the local authority which many dwellings in the area have done. The property is offered chain free and has a council tax band C - EPC Band

Offers In Excess Of £300,000

44 Stony Croft, Stevenage, SG1 3TW

ch@ndlers
independent property specialists

Signature

44 Stony Croft

, Stevenage, SG1 3TW



- Walk to Old & New Town Centers
- Large Utility/Store
- Council Tax Band C
- Walk to Station
- Downstairs W.C
- EPC D
- Recently refitted Kitchen
- Garden with a Southerly Aspect

Entrance Porch

Entrance Hall

Lounge

16'4" x 11'10" (4.98 x 3.61)

Kitchen

10'0" x 8'9" (3.05 x 2.69)

Utility/ Store

Downstairs W.C

First Floor - Landing

Bedroom One

14'4" x 10'4" (4.39 x 3.15)

Bedroom Two

11'3" x 10'4" (3.45 x 3.17)

Directions

Bedroom Three

8'11" x 7'6" (2.72 x 2.29)

Bathroom

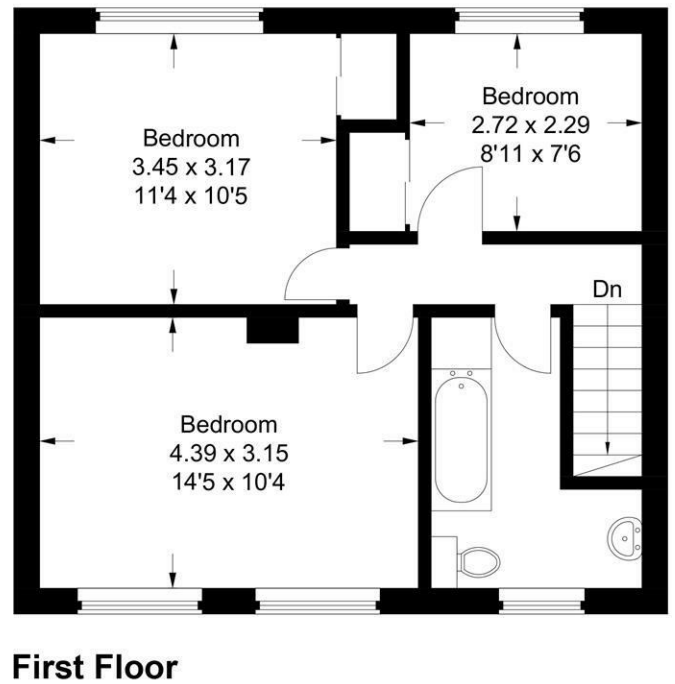
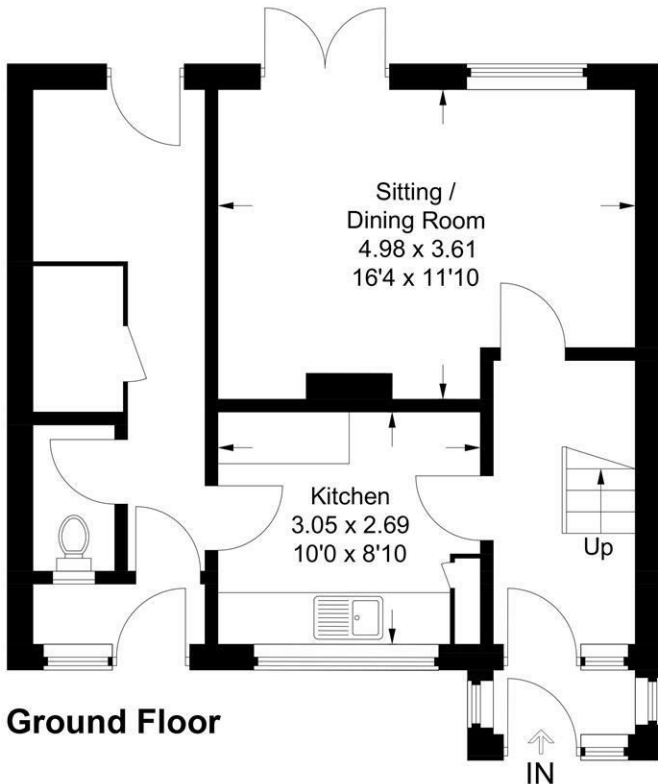
Garden

Agents Note on Parking



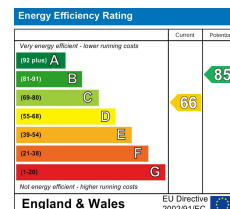
Floor Plan

Approximate Gross Internal Area
 Ground Floor = 47.5 sq m / 511 sq ft
 First Floor = 45.1 sq m / 485 sq ft
 Total = 92.6 sq m / 996 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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