







# 11 Park View

Stevenage, SG2 8PU  
£540,000

 4 Bedrooms

 1 Bathrooms

 2 Reception Rooms

 EPC Rating Band D

Situated within this highly desirable road within Longmeadow is this family home situated on a corner plot and offering any potential buyer the perfect opportunity to create their forever home. The property is also offered chain free and provides scope for further extensions (STPP and consents).

Set back from the road within an area of similar properties this four bedroom detached home offers flexible accommodation as well as a garage to the side and large rear garden.

Accommodation comprises, porch, entrance hall, cloakroom, kitchen which leads to a breakfast room / family room and also provides access to the garage, a full width sitting room is to the rear of the property with large feature windows overlooking the rear gardens. Upstairs are four bedrooms and a family bathroom.

The rear garden is a generous size and stretches to both sides of the property. It has a mixture of lawned area, various fruit trees and planted borders. (EPC Rating D, Stevenage Borough Council, Council Tax band E)



- Desirable location
  - Detached family home
  - Four bedrooms
  - Large corner plot
  - Garage and driveway for 2 cars
  - Two reception rooms
  - Cloakroom
  - Large mature rear garden
  - Scope for further improvements (STPP & Consents)
  - Chain Free
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## Additional/Material Information

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



Approximate Gross Internal Area  
 Ground Floor (Including Garage)= 100.5 sq m / 1,082 sq ft  
 First Floor = 54.3 sq m / 585 sq ft  
 Total = 154.8 sq m / 1,667 sq ft



Ground Floor

First Floor

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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