



The Lawns, Stevenage

CHANDLERS

46 The Lawns

Stevenage, SG2 9RT
Asking Price £530,000



4 Bedrooms



2 Bathrooms



2 Reception Rooms



EPC Rating Band D

A superb opportunity to purchase a four bedroom family home within this popular location within Poplar and situated on the outskirts of Stevenage. The property is well located for access to local shops and schooling as well as more comprehensive facilities in Stevenage.

Accommodation comprises entrance hall, dining room, sitting room with double doors leading into a 21ft Kitchen / breakfast room which has doors onto the rear garden. The kitchen also leads to a utility area with downstairs cloakroom. Upstairs is a ensuite double bedroom, three further bedrooms and family bathroom. Outside is a driveway to the front, rear garden and useful garden room which is located to the rear of the garden.

(EPC D - Stevenage Borough Council - Tax Band E - Agents Note - We are informed that the property requires a new central heating boiler)



- Four Bedroom detached
 - Driveway to front
 - Sitting room
 - Dining room
 - 21ft Kitchen / Breakfast room
 - Utility area and Cloakroom
 - Main bedroom with ensuite
 - Family Bathroom
 - Enclosed rear garden
 - Garden Room to rear of garden
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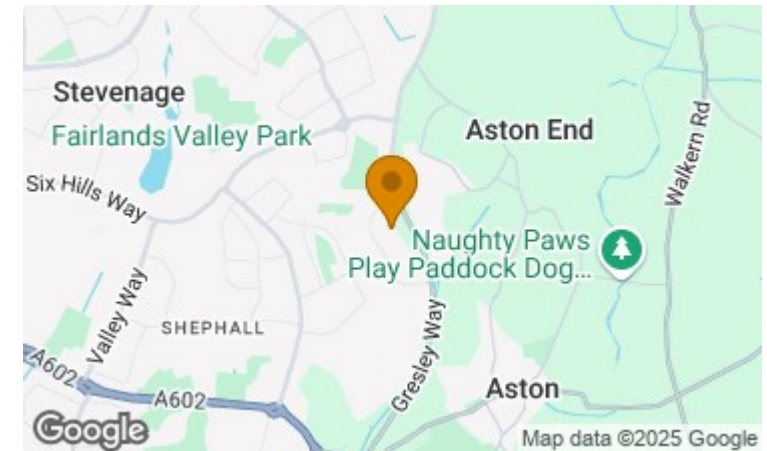
Approximate Gross Internal Area
 Ground Floor = 63.1 sq m / 679 sq ft
 First Floor = 51.3 sq m / 552 sq ft
 Outbuilding = 19.5 sq m / 210 sq ft
 Total = 133.9 sq m / 1,441 sq ft



Illustration for identification purposes only,
 measurements are approximate, not to scale.
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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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		66	79
EU Directive 2002/91/EC			