



9 Claymores

Stevenage, SG1 3TL
Guide Price £450,000



4 Bedrooms



1 Bathrooms



2 Reception Rooms



EPC Rating Band D

A stunning and much improved four bedroom family home within an enviable position approximately 0.6 Miles from Stevenage Old Town and the Mainline Rail Station.

Set back from the road with a driveway for several cars and attractive front porch extension. The Porch leads to a hallway offering access to all ground floor rooms, a sitting room with feature stove burning both coal or wood, a re-fitted kitchen with inset butler sink, white slimline worksurfaces and contrasting units. The dining room has a fitted AV wall with inset remote led lighting and double French doors lead to the rear garden.

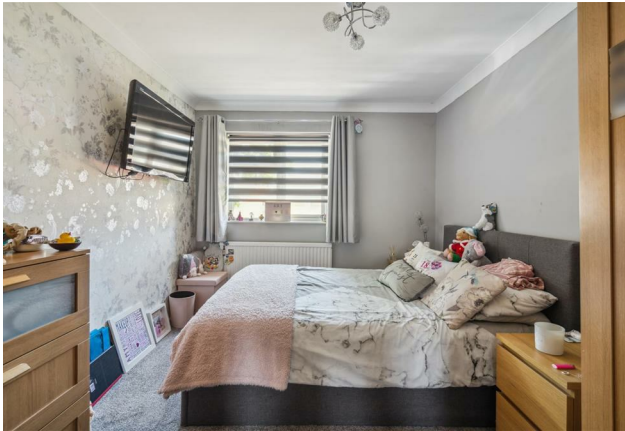
Upstairs are three double bedrooms, fourth bedroom and a family bathroom with shower screen and shower over. Outside the property has a side access (Shared with neighbouring property), large patio area step to lawn, a summer house, timber shed and brick built utility.

Claymores is situated within a popular residential road with easy access to both Stevenage Town and Stevenage Old Town which provide numerous, shopping, leisure and restaurant options. The property also has access to Schooling for all ages as well as Stevenage Rail Station which offers a 23 minute service into London Kings Cross.



- Stunning Four Bedroom Family Home
 - Sitting room with Log/Coal burner
 - Refitted Kitchen / Dining room
 - Cloakroom
 - Three Double Bedroom
 - Fourth Bedroom
 - Family Bathroom
 - Patio, Garden and Summer house
 - Stevenage Old Town
 - Driveway for Four Cars
-







" winter nights in the sitting room in front of the log burning stove..... Summer evenings entertaining in the Kitchen and relaxing in the summer house."





Approximate Gross Internal Area
 Ground Floor = 49.3 sq m / 531 sq ft
 First Floor = 56.5 sq m / 608 sq ft
 Outbuilding = 15.3 sq m / 165 sq ft
 Total = 121.1 sq m / 1,304 sq ft

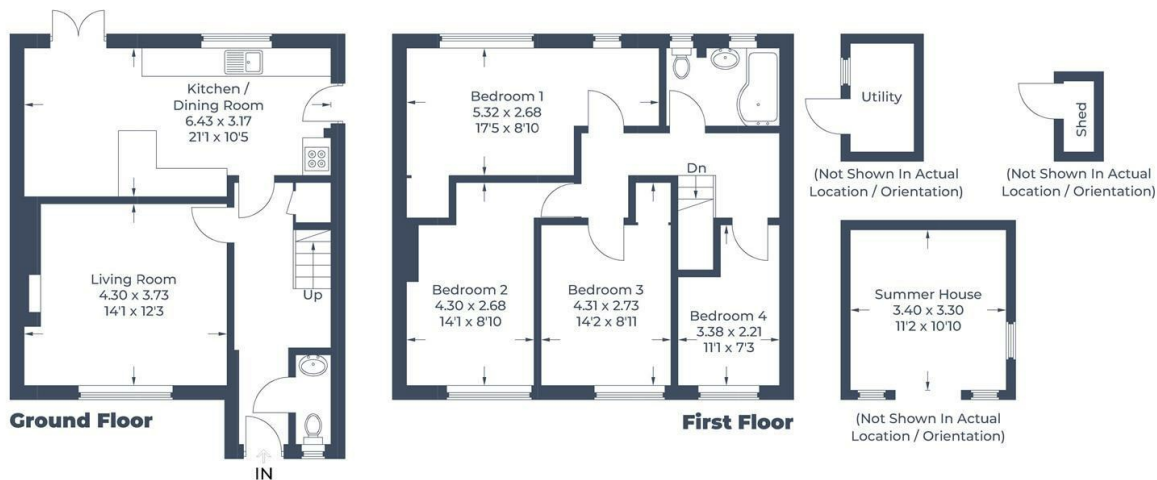


Illustration for identification purposes only,
 measurements are approximate, not to scale.
 © CJ Property Marketing Produced for Chandlers

Additional/Material Information

- Local Authority is Stevenage Borough Council
- Council tax Band C
- Tenure – Freehold
- Shared side access, with part flying freehold above.
- 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	EU Directive 2002/91/EC	

75

61