



Broadview, Stevenage

CHANDLERS



# 14 Broadview

Stevenage, SG1 3TT  
Guide Price £375,000



3 Bedrooms



1 Bathrooms



2 Reception Rooms



EPC Rating Band C

A very well presented and much improved three bedroom family home, ideally located within this highly desirable area, positioned less than one mile from Stevenage Old Town, New Town and the mainline railway station.

The accommodation is well laid out and begins with an entrance porch leading into the main hallway. From here there is access to a refitted modern kitchen, which opens into an inner hallway providing a useful utility area, storage pantry and a downstairs shower room with W.C. The sitting room is accessed from the main hall and opens into a conservatory, offering additional living space.

Upstairs are three very good-sized bedrooms, complemented by a refitted family bathroom with modern suite and separate mixer shower over.

Outside, the property benefits from an enclosed rear garden, featuring a patio seating area and low-maintenance artificial lawn, ideal for family use and entertaining. (EPC C - Stevenage Borough Council - Tax Band C)





- Well presented three bedroom family home
  - Highly desirable location
  - Under one mile to Old & New Towns and station
  - Entrance porch and main hallway
  - Modern refitted kitchen
  - Utility area, pantry and ground floor shower room
  - Sitting room with conservatory
  - Three good-sized bedrooms
  - Refitted family bathroom
  - Enclosed garden with patio and artificial lawn
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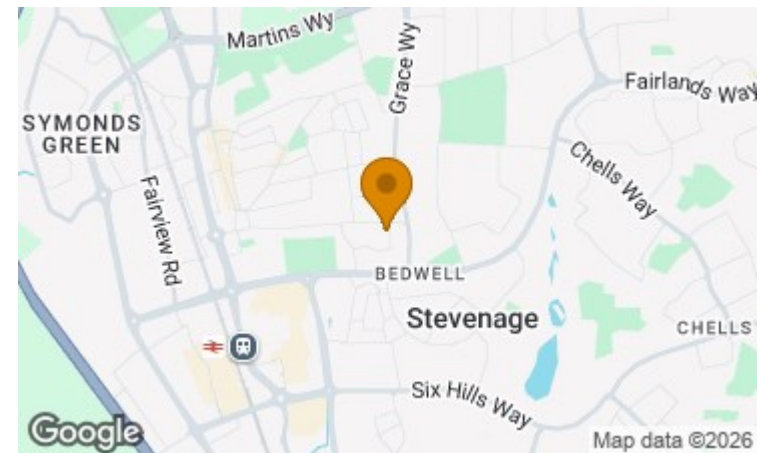






## Additional/Material Information

- 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		87
(81-91) B		
(69-80) C	75	
(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	

Approximate Gross Internal Area  
 Ground Floor = 56.1 sq m / 604 sq ft  
 First Floor = 43.8 sq m / 471 sq ft  
 Total = 99.9 sq m / 1,075 sq ft

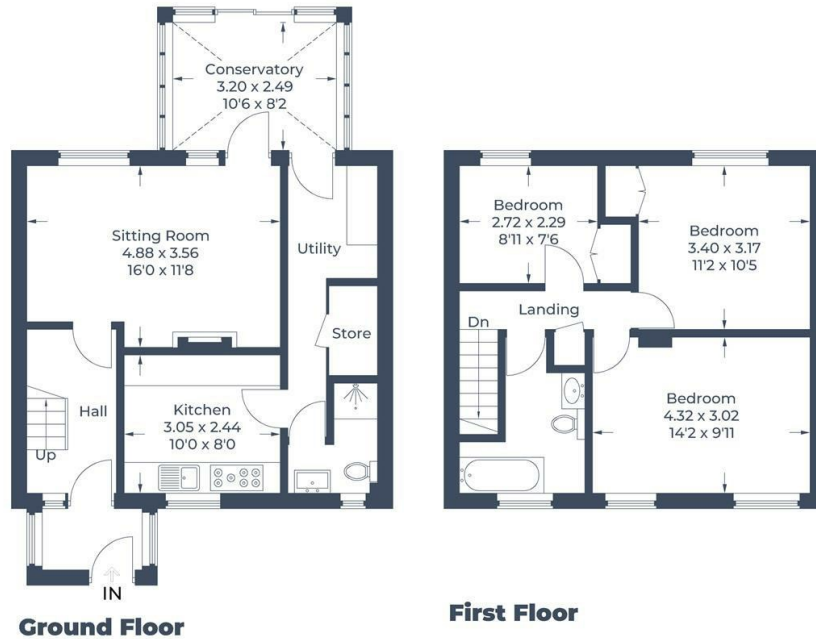


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