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43 Sish Lane SG1 3LS  
£475,000



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Semi-Detached | 1940's Build | Old Town Location | 100ft Garden | Utility Room and WC | Driveway Parking | Potential to Extend (STPP)

A spacious and well presented three bedroom, 1940's built semi-detached home in the sought after Sish Lane of Stevenage Old Town.

A much loved family home the property is conveniently situated a 0.6 mile walk from Stevenage Mainline Train Station and Town Centre and well located for both Primary and Secondary Schooling.

The property comprises an entrance porch and hallway leading to a 21ft dual aspect living room with French doors to the rear, a fitted kitchen/dining room with pantry, a separate boot room with back door, WC and utility room. To the first floor are two generous bedrooms with storage cupboards, a master bedroom with fitted wardrobes, family bathroom and WC.

Externally a 100ft garden is well maintained with sociable patio area, wooden planter boarders, large lawn and separate play area laid with bark. To the rear there are two storage sheds and a separate workshop with power and lighting.

The front garden of the property has been landscaped with plant boarders and offers driveway parking for multiple vehicles.

The council tax band is D with Stevenage Borough Council.

The historic Old Town High Street is a short walk from the property which offers a range of independent businesses and restaurants with community events held throughout the year.











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Front  
Block Paved Driveway, raised brick borders with slate chippings, decorative rockery and a selection of mature plants, paving slab walkway, outdoor lighting, external power socket, outdoor tap, entrance door to porch, entrance door to boot room.

Porch  
3'2" x 8'3"  
Double glazed windows, double glazed entrance door, coir matting, oak finish front door with double glazed window panels, two double glazed window panels.

Entrance Hall  
6'8" x 13'1"  
Entrance via oak finish front door, wooden laminate flooring, radiator, stairs to first floor, doors to living room and kitchen/dining room.

Living Room  
21'4" x 10'10"  
Double glazed window to front aspect, double glazed French doors to rear aspect with double glazed panel windows, gas fireplace, radiator, TV point.

Kitchen/Dining Room  
14'5" x 10'2"  
Double glazed window to rear aspect, fitted oak kitchen base and wall units with countertop, black tiled splashbacks, black composite 1.5 sink with drainer and sprinkler mixer tap, integrated fridge/freezer, integrated dishwasher, integrated induction hob with extractor over, tiled flooring, spotlights, radiator, pantry, under stair storage cupboard, door to boot room.

WC  
4'4" x 2'7"  
Window to side aspect, fully tiled walls, dual flush WC, wash hand basin.

Boot Room  
17'7" x 5'7"  
Double glazed back door to side aspect and double glazed panel window, double glazed front door to driveway, tiled flooring, wall and base kitchen units with counter top and tiled splashbacks, loft hatch access, door to utility room.

Utility  
7'3" x 6'5"  
Double glazed window to rear aspect, tiled flooring, range of wall and base units with counter top, stainless steel sink with drainer, tiled splashbacks, space for dishwasher, space for tumble dryer, fitted storage cupboard.

Landing  
6'7" x 2'10"  
Double glazed window to side aspect, carpet, storage cupboard, doors to bedrooms, bathroom and WC, loft hatch access.

Bedroom 1  
10'10" x 13'5"  
Double glazed window to front aspect, carpet, fitted black gloss and mirrored wardrobes, spotlights, radiator.

Bedroom 2  
10'2" x 6'7"  
Double glazed window to rear aspect, carpet, radiator, storage cupboard.

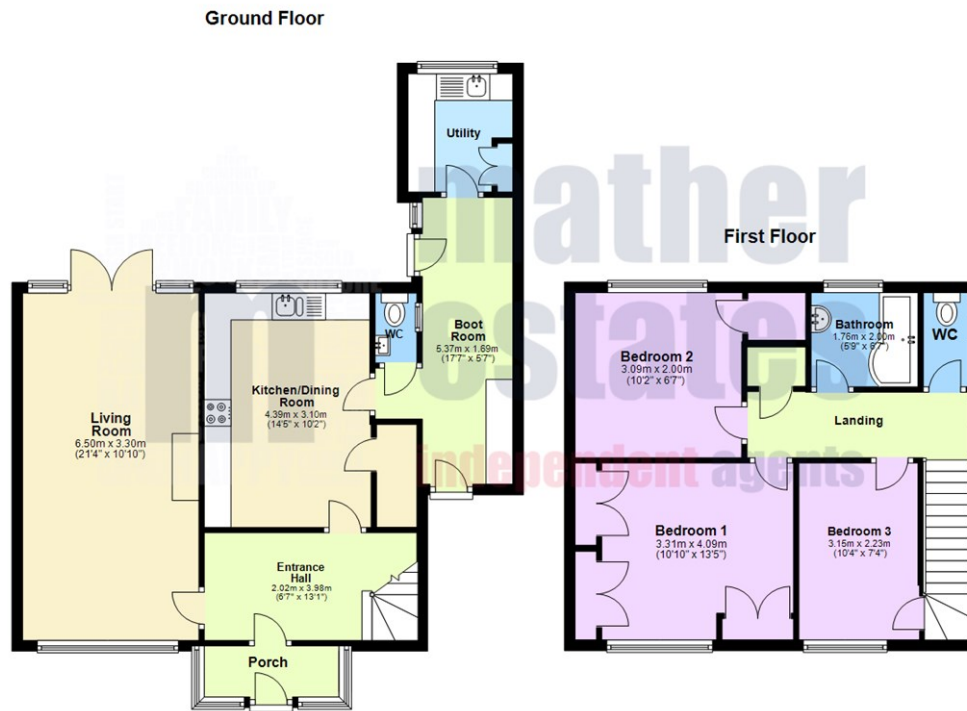
Bedroom 3  
10'4" x 7'4"  
Double glazed window to front aspect, carpet, radiator, storage cupboard.

WC  
5'9" x 2'10"  
Double glazed window to side aspect, WC, carpet, tiled walls.

Bathroom  
5'9" x 6'7"  
Double glazed window to rear aspect, P-shaped bath with shower screen and shower over, fully tiled walls, tiled flooring, wash hand basin with vanity unit, radiator.

Rear Garden  
Paved seating area, stairs to lawn area with pathway, raised wooden sleepers, shingle area with pathway and separate bark chipping area, two wooden storage sheds, wooden workshop with power and lighting.

Disclaimer  
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.  
2. These particulars do not constitute part or all of an offer or contract.  
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.  
4. Potential buyers are advised to recheck the measurements before committing to any expense.  
5. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.  
6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Total area: approx. 108.4 sq. metres (1166.3 sq. feet)

Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.  
Plan produced using PlanUp.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>66</b>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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