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5 Primrose Hill Road SG1 3JN
Offers Over £400,000



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CHAIN FREE | Semi-Detached | Potential to Extend STPP | Three bedrooms | 110ft Rear Garden | Driveway Parking | Freehold

Welcomed to the market CHAIN FREE is a well maintained three bedroom semi-detached home in the rarely available Primrose Hill Road of Stevenage Old Town.

Situated just a 0.9 mile walk from Stevenage Mainline Train Station, a 0.3 mile walk from the historic Old Town High Street and 300ft from the Ofsted rated "good" Fairlands Primary School the property boasts convenience for commuters and family life.

The property comprises an entrance hall with WC leading to a living room with feature fireplace and bay window, dining room with feature fireplace and separate kitchen with back door.

On the first floor there is a master bedroom with fitted wardrobes, second bedroom with fitted wardrobes, third good size single bedroom and family bathroom with storage.

To the rear a 110ft garden boasts mature plants, an orchard, green house, storage sheds and a lean to with power allowing access to the front of the property. To the front a driveway allows parking for multiple vehicles.

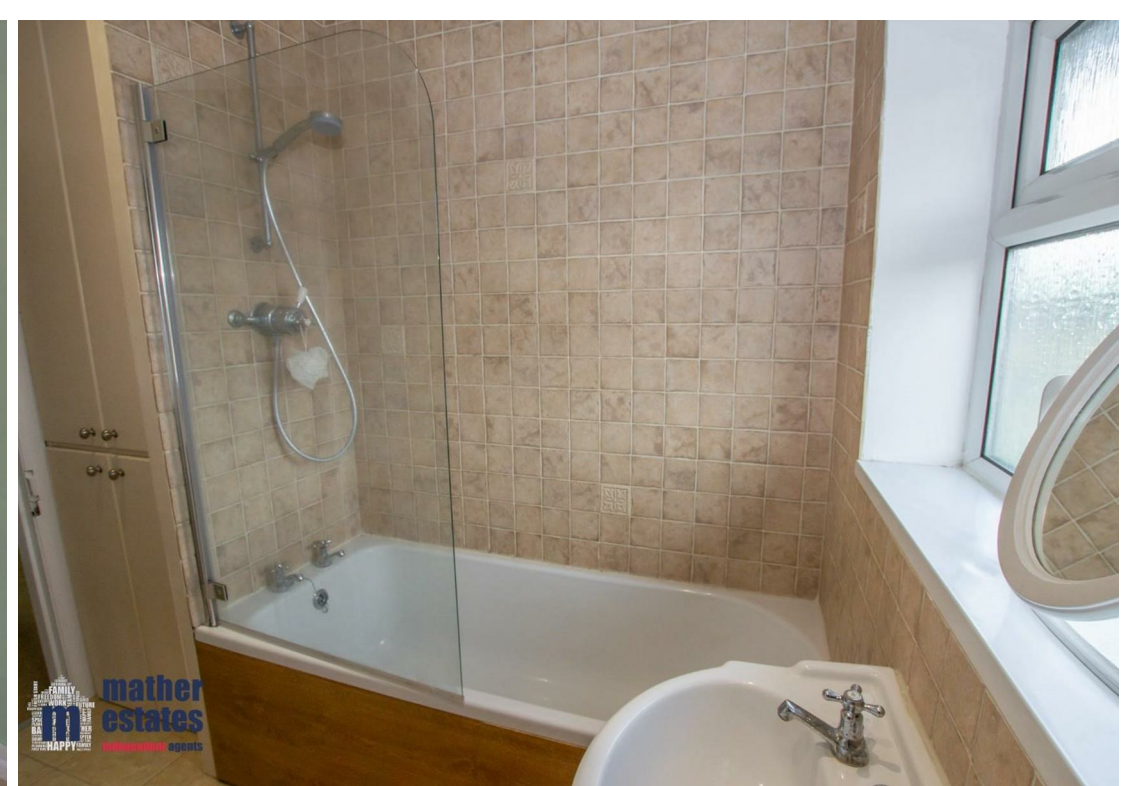
The property further benefits from a recent electrical rewire, a yearly serviced combination boiler and double glazed windows throughout.

The Council Tax band is a D with Stevenage Borough Council.











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Front Aspect

Brick laid driveway for multiple vehicles, external power, access to lean to storage, canopy over front door and window, mature hedge.

Entrance Hall

11'8" x 7'3"

Double glazed window to front aspect, entrance via wooden front door, radiator, carpet, under stair storage cupboard, stairs to first floor, door to WC, door to dining room.

WC

2'7" x 4'4"

Double glazed window to side aspect, WC, wash hand basin with mixer tap and tiled splashback, tiled flooring.

Living Room

13'0" x 13'0"

Double glazed window to front aspect, working fireplace (recently swept), wooden laminate flooring, radiator, entrance to dining room.

Dining Room

11'7" x 13'0"

Double glazed window to rear aspect, wooden laminate flooring, fireplace hearth, radiator, storage cupboard, entrance to dining room, doors to kitchen and hallway.

Kitchen

8'4" x 7'3"

Double glazed back door to rear garden, range of wall and base units with worktop, stainless steel sink with drainer, freestanding hob/oven, freestanding fridge/freezer, fully tiled walls, wooden laminate flooring.

Landing

6'0" x 9'1"

Double glazed window to side aspect, carpet, loft hatch access with ladder and light, doors to bedrooms and bathroom.

Bedroom 1

10'10" x 10'5"

Double glazed window to rear aspect, fireplace hearth, fitted wardrobes with sliding doors, carpet, radiator.

Bedroom 2

11'10" x 11'9"

Double glazed window to front aspect, fireplace hearth, fitted wardrobe with sliding door, radiator, carpet.

Bedroom 3

8'6" x 8'7"

Double glazed window to rear aspect, radiator, carpet.

Bathroom

8'6" x 8'7"

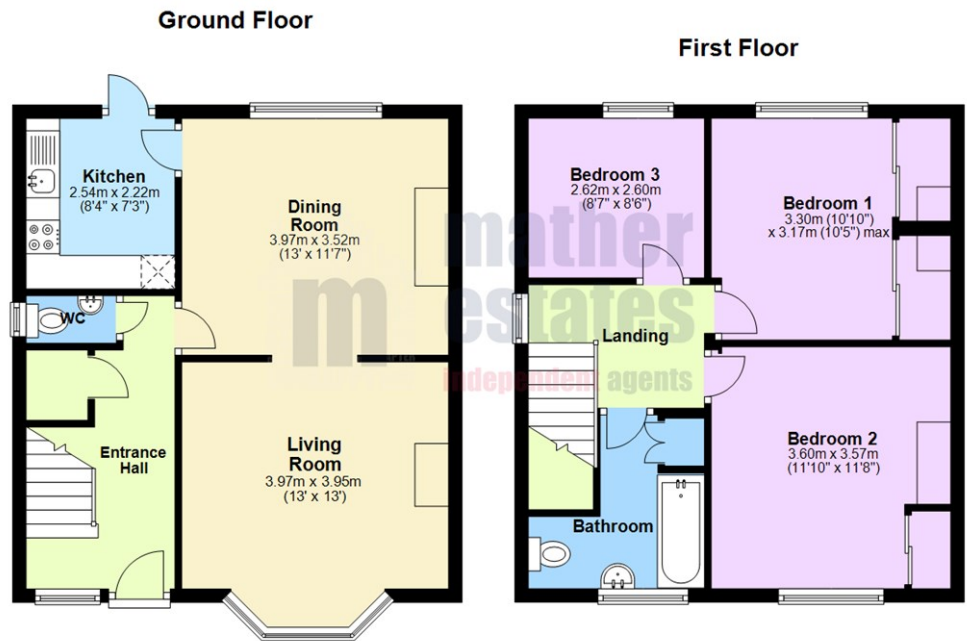
Double glazed window to front aspect, storage cupboard, panel bath with shower screen, shower over and tiled walls, WC, wash hand basin, tiled flooring, radiator.

Rear Garden

South facing, approx. 110ft, patio area, mainly laid to lawn, mature plant/tree borders, two wooden storage sheds, greenhouse, orchard to the rear and raised vegetable patch, outside tap, wooden lean to with dual access, 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. 96.6 sq. metres (1040.2 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) A		80
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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