



Knights Templars Green, Stevenage, SG2 0JY

£525,000



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## Knights Templars Green, Stevenage

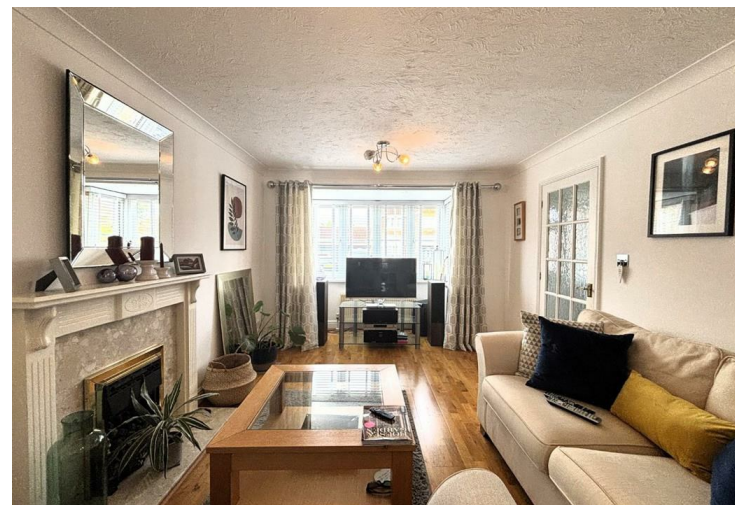
Welcome to this stunning and extended detached house located in the sought-after area of Knights Templars Green in Stevenage. This immaculately presented property boasts contemporary living space and three bedrooms, perfect for a growing family or those in need of extra space.

As you step inside, you'll be greeted by a large living space with bay fronted windows and doors opening to the stylish kitchen/diner, offering plenty of space for entertaining guests or simply relaxing with your loved ones serving up delicious meals and creating lasting memories. With an opening leading to a sitting room with full length bifold doors.

With ground floor WC, first floor family bathroom and further ensuite to master bedroom, there will be no more waiting in line during the morning rush, ensuring convenience and comfort for all residents. Additionally, the property features parking for three vehicles, making it ideal for those with multiple cars or visitors.

The property is located less than a mile to The Nobel School, close distance to two primary schools, three miles from the train station with direct access into London and near a parade of shops to include pharmacy and convenience shop.

Don't miss out on the opportunity to own this beautiful detached house in Knights Templars Green. Book a viewing today and envision the life you could create in this wonderful property.











Front door into:

**Entrance Hall:**

Radiator, cupboard, stairs to first floor and doors to:

**Living Room:**

18'5 x 10'6

UPVC double glazed bay window to front, radiator, fireplace and door to:

**Kitchen/Diner:**

17'4 x 12'3

Fitted with an extensive range of contemporary base and wall mounted units with contrasting work surface incorporating single bowl sink with mixer tap and drainer, built in ovens, microwave and dishwasher, four ring electric hob with extractor fan over, appliance space for American style fridge/freezer and opening to:

**Sitting Room:**

17'4 x 8'1

Bifold doors opening to the garden, sky lights, underfloor heating and door to garage.

**WC:**

Low level WC, wash hand basin with mixer tap, opaque UPVC double glazed window to front and radiator.

**First Floor Landing:**

Cupboard, access to loft, UPVC double glazed window to side and doors to:

**Bedroom One:**

14'9 x 9'8

UPVC double glazed bay windows to front, radiator, built in wardrobe and door to:

**Ensuite:**

Low level WC, wash hand basin with mixer tap, step in shower with mixer tap and shower head above, chrome heated towel rail and opaque UPVC double glazed window to side.

**Bedroom Two:**

10'1 x 9'7

UPVC double glazed window to rear and radiator.

**Bedroom Three:**

7'8 x 7'5

UPVC double glazed window to front and radiator.

**Bathroom:**

7'1 x 6'6

Three piece suite comprising low level WC, wash hand basin with mixer tap and panel enclosed bath with mixer tap and shower head above, chrome heated towel rail and UPVC double glazed window to rear.

**Garden:**

Paved Patio seating area with steps leading to lawn and enclosed by panel fencing, mature plant borders, shed and pedestrian gated side access.

**Garage:**

17'2 x 8'6

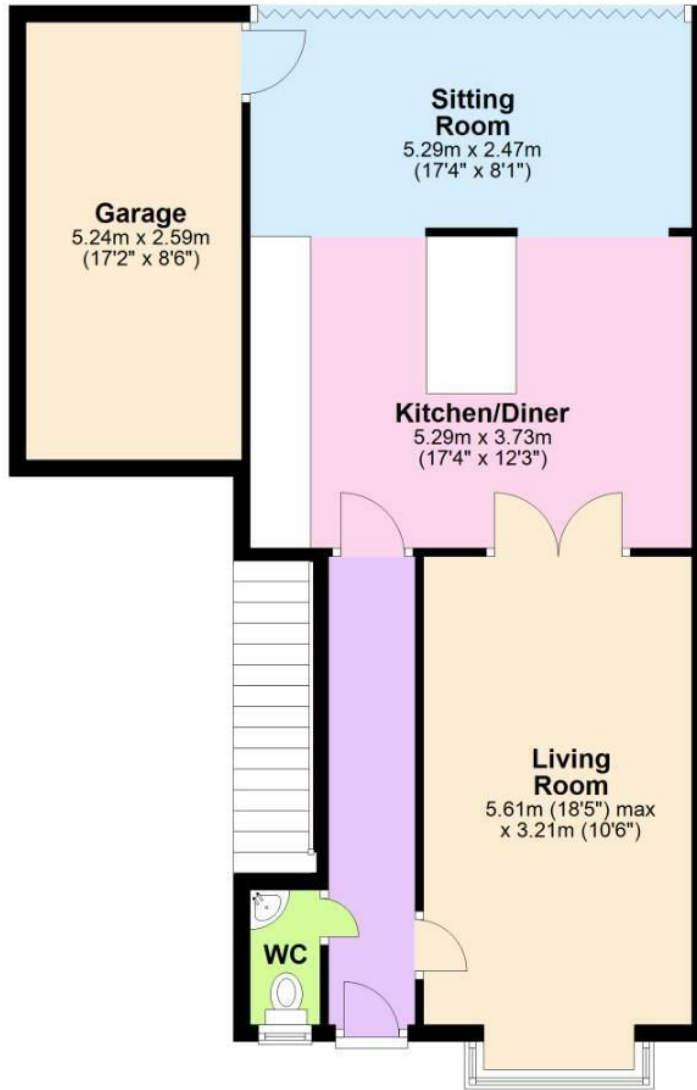
With up and over door, power and light.

**Driveway**

Driveway providing off street parking for two cars.

### Ground Floor

Approx. 74.2 sq. metres (798.8 sq. feet)



### First Floor

Approx. 46.6 sq. metres (501.3 sq. feet)



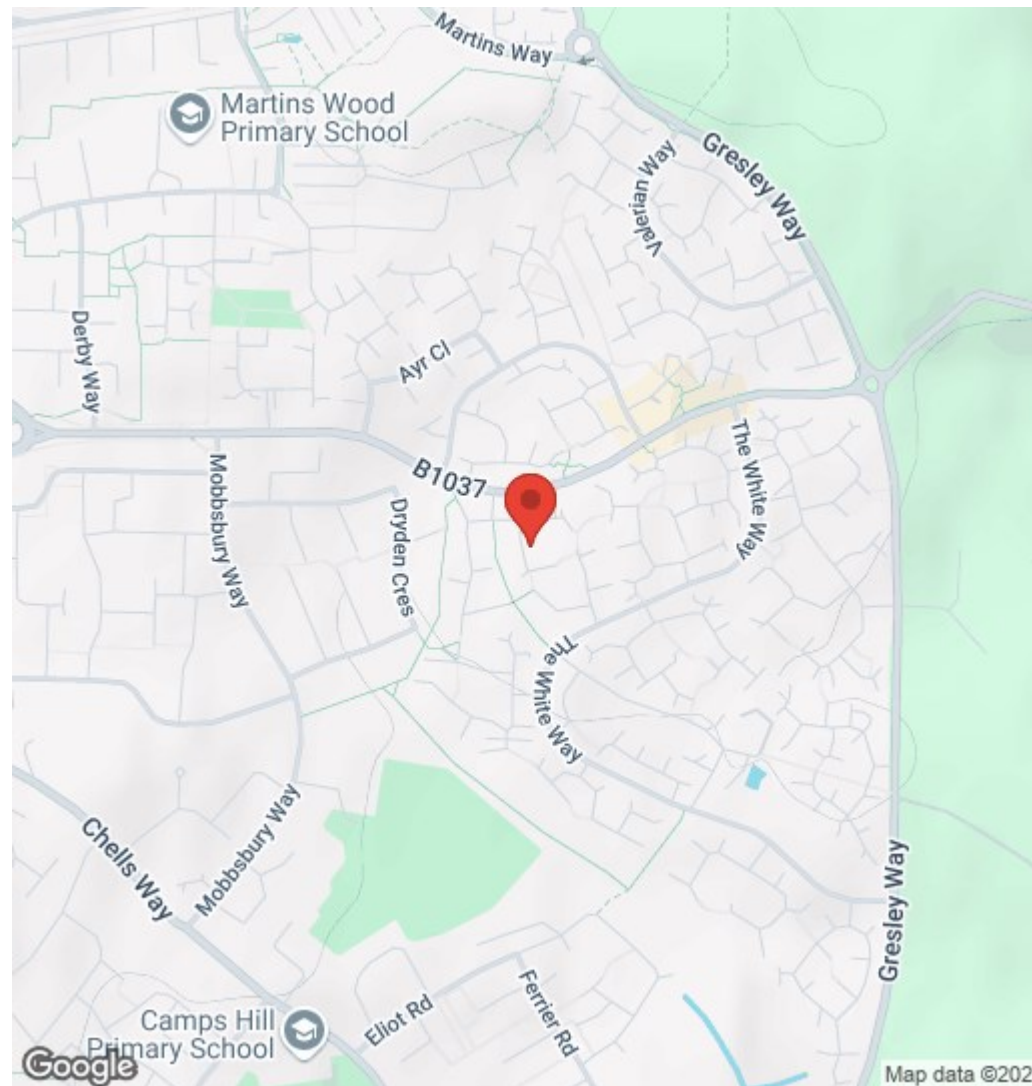
Total area: approx. 120.8 sq. metres (1300.0 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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.

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