



Greenways, Stevenage, SG1 3TE

£425,000



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Greenways, Stevenage

Nestled on an expansive corner plot, this beautifully enhanced, spacious three-bedroom semi-detached family home exudes both charm and modern convenience. Boasting a generously sized block-paved driveway capable of accommodating multiple vehicles, this property offers ample off-road parking alongside its many interior upgrades.

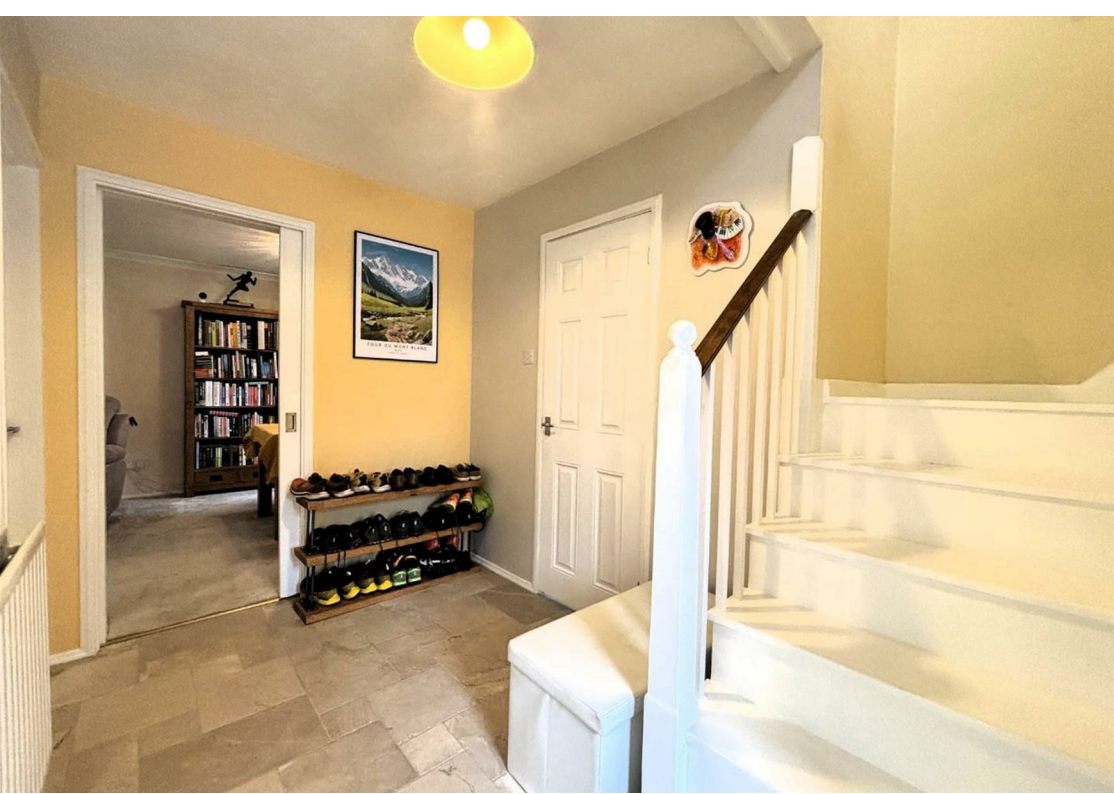
The home is presented in immaculate decorative order throughout. Upon entry, you're greeted by a wide, inviting reception hallway leading to a tastefully refurbished downstairs cloakroom/WC. The modern, well-appointed kitchen offers plenty of space, while the airy lounge seamlessly flows into the adjoining dining room, creating the perfect setting for entertaining. Upstairs, the first-floor landing leads to three generously sized bedrooms and a refitted family bathroom featuring high-quality fittings. The home benefits from double glazing throughout and gas-fired central heating.

The outdoor space is equally impressive, with beautifully landscaped gardens both front and rear, featuring well-maintained lawns, a charming summerhouse, and practical brick-built garden stores.

Perfectly located at the end of a peaceful residential cul-de-sac, this home enjoys the convenience of being within walking distance of both the historic Old Town High Street and the New Town, as well as the mainline railway station.

****Location**** - Stevenage uniquely blends both its historic Old Town and vibrant New Town. The picturesque High Street in the Old Town offers a variety of shops, including Tesco Express, along with cafes, restaurants, pubs, a library, and schools. In the New Town, you'll find an array of larger shopping facilities, schools, a Leisure Complex, Theatre and Arts Centre as well as Stevenage mainline station providing fast and frequent trains to London King's Cross in just 23 minutes.







Front door into:

Entrance Hall:

Cupboard, stairs to first floor and doors to:

Kitchen:

Fitted with a range of base and wall mounted units with contrasting roll edge work surface incorporating single bowl sink with mixer tap and drainer, with a mixture of Neff and AEG units to include five ring induction hob and extractor fan over, built in ovens and dishwasher, appliance space for fridge/freezer, UPVC double glazed window to front and door to garden.

Dining Room:

UPVC double glazed window to side, radiator and opening to:

Living Room:

UPVC double glazed window to side, radiator and fireplace.

WC:

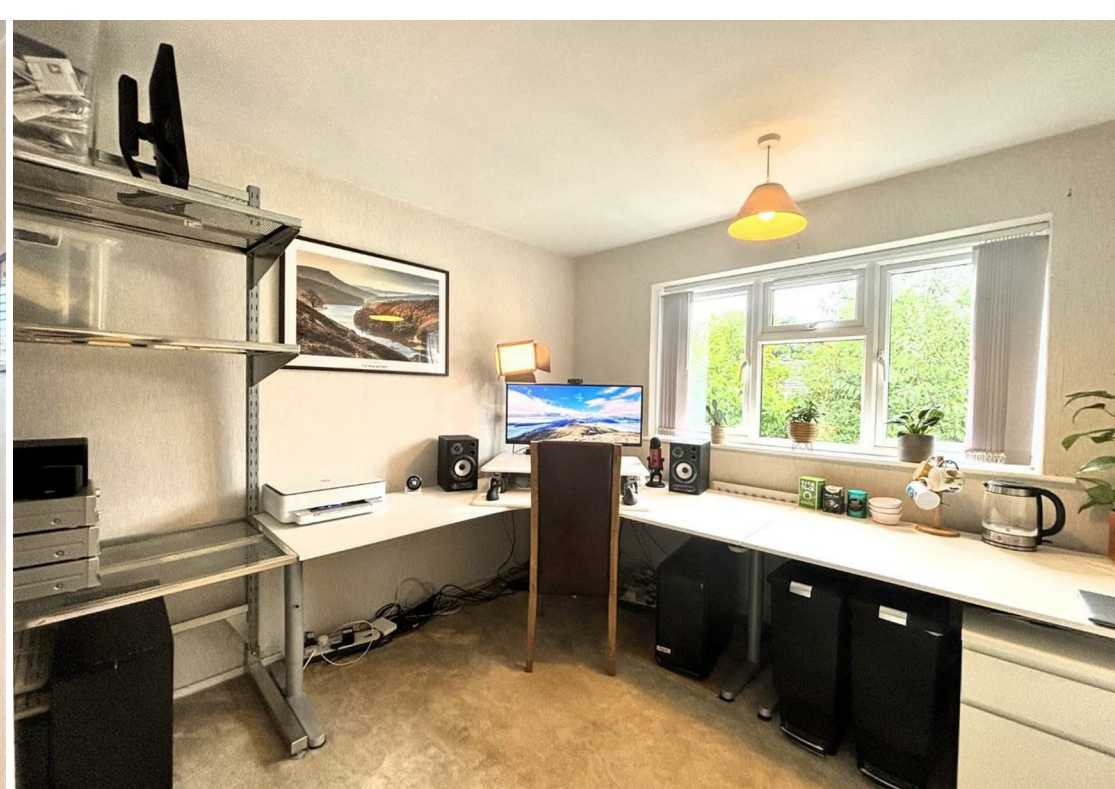
Low level WC, wash hand basin with mixer tap, opaque UPVC double glazed window to side and heated towel rail.

First Floor Landing:

UPVC double glazed window to front, cupboard, loft access and doors to:

Bedroom One:

UPVC double glazed window to side, cupboard, built in wardrobe and radiator.



Bedroom Two:

UPVC double glazed window to side, cupboard and radiator.

Bedroom Three:

UPVC double glazed window to side and radiator.

Shower Room:

Low level WC, wash hand basin with mixer tap, walk in shower with rainfall shower head, tiled throughout, opaque UPVC double glazed window to side and heated towel rail.

Garden:

Paved patio seating area with steps leading up to lawn and further seating area, enclosed by panel fencing, shed, outhouse, pedestrian gated side access, outside tap and light.

Front Garden:

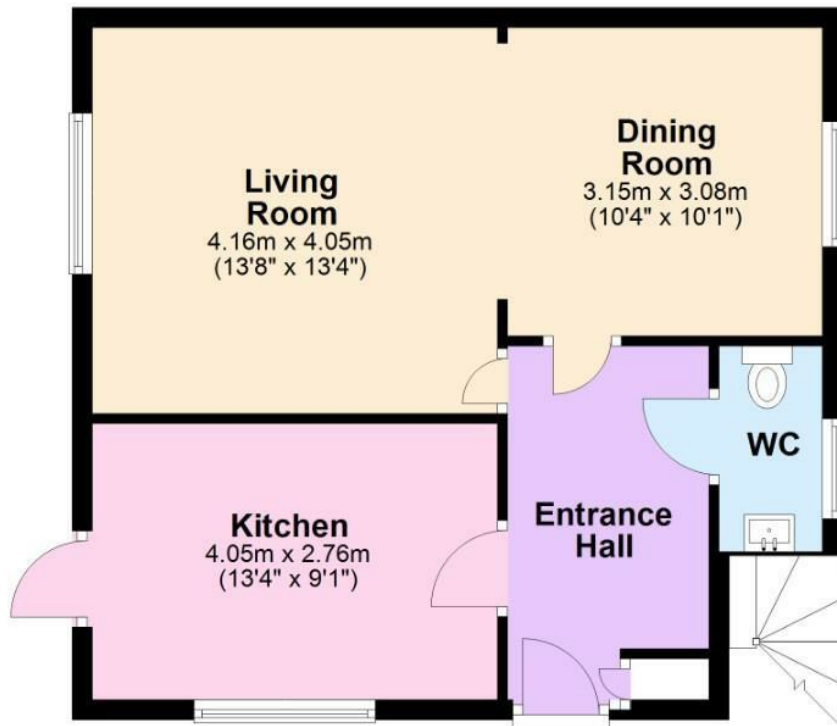
Currently being used as a vegetable patch.

Driveway:

Providing off street parking for multiple cars.

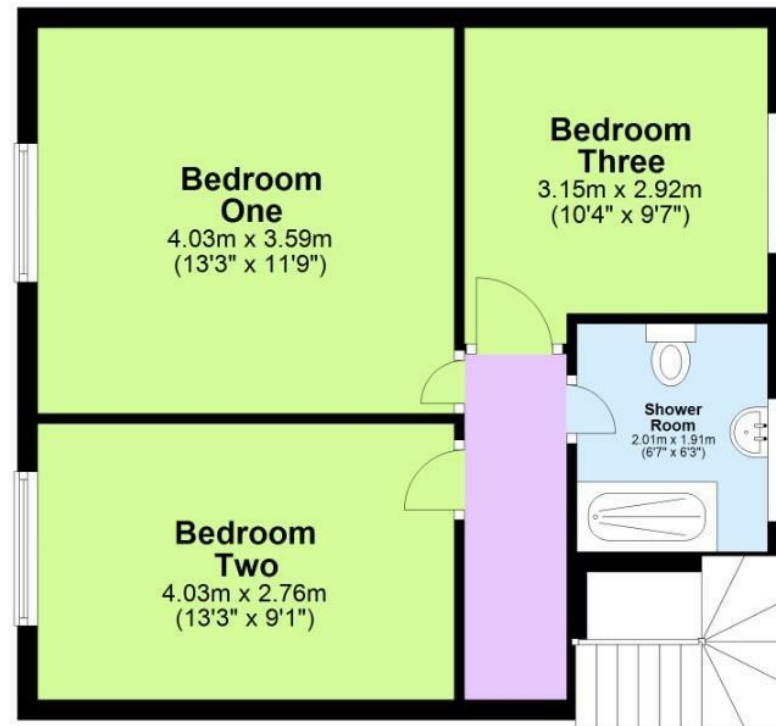
Ground Floor

Approx. 47.4 sq. metres (510.1 sq. feet)



First Floor

Approx. 46.1 sq. metres (496.2 sq. feet)



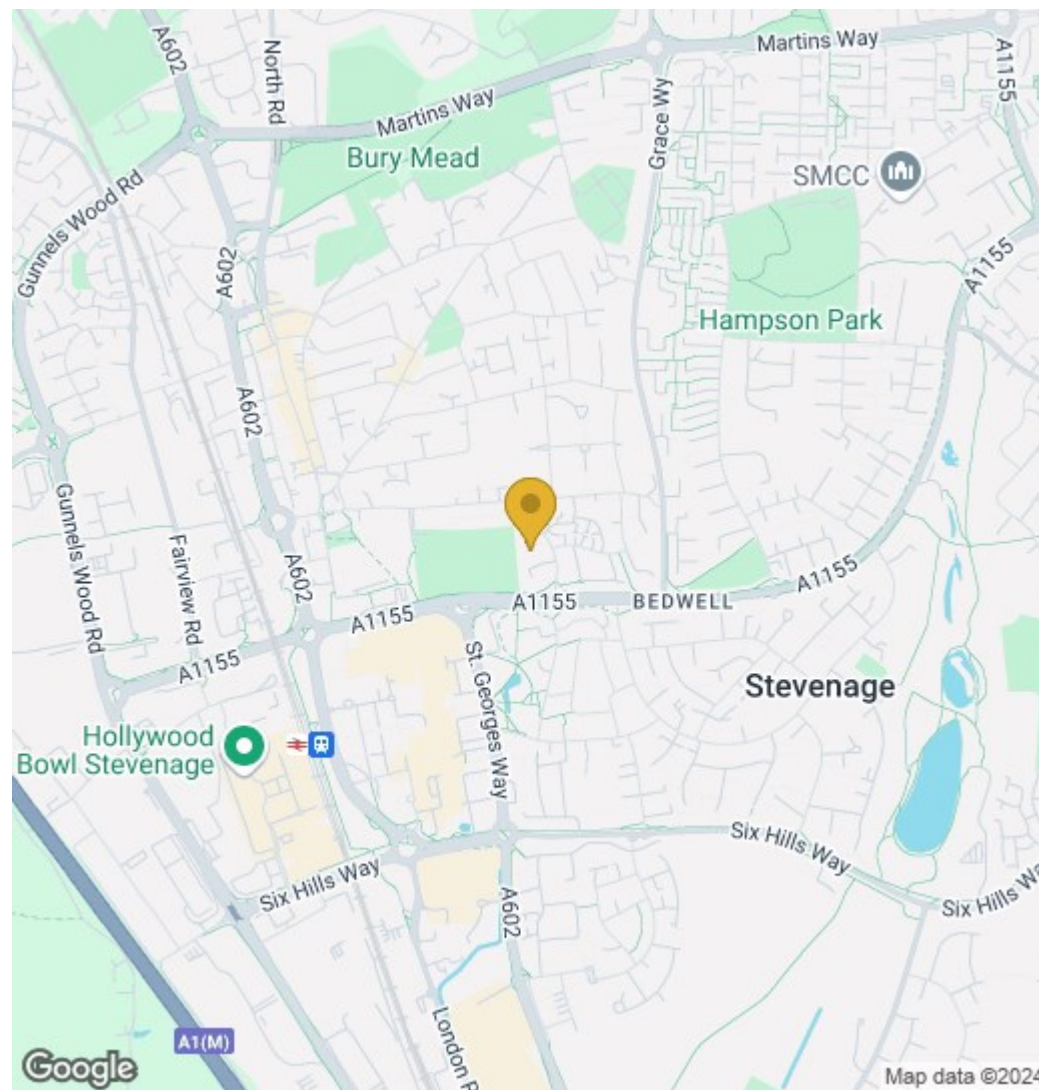
Total area: approx. 93.5 sq. metres (1006.3 sq. feet)

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) A			85
(81-91) B		74	
(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		

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



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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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