



Greenways, Stevenage, SG1 3TE

£375,000



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Greenways, Stevenage

Nestled in the desirable area of Greenways, Stevenage, this charming semi-detached house presents an excellent opportunity for those seeking a new home. The property boasts three well-proportioned bedrooms, making it ideal for families or those in need of extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, ensuring that you can enjoy both cosy family evenings and lively gatherings with friends.

One of the standout features of this home is its enviable position overlooking King George Park, offering picturesque views and a serene environment. The park is perfect for leisurely strolls or enjoying outdoor activities, enhancing the appeal of this lovely residence. Additionally, the property is conveniently located near the Old Town, where you can explore a variety of shops, cafes, and local amenities.

For commuters, the proximity to the train station is a significant advantage, providing easy access to nearby towns and cities. This chain-free property allows for a smooth transition into your new home, making it an attractive option for buyers looking to move quickly.

In summary, this semi-detached house in Greenways is a delightful find, combining comfort, convenience, and a beautiful setting. With its spacious living areas, three bedrooms, and prime location, it is sure to attract interest from a range of potential buyers. Do not miss the chance to make this wonderful property your own.







Entrance Hall:

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

Kitchen:

13'8" x 9'1"

Fitted with a range of base and wall mounted units, with wooden worksurface, one and half bowl sink with mixer tap and drainer, built in oven, four ring gas hob and extractor fan over, free standing washing machine, built in dishwasher.

Living Room:

13'1" x 13'8"

Radiator, sliding door to rear garden and opening to:

Dining Room:

9'6" x 9'3"

Window to front, radiator.

W/C:

6'2" x 2'9"

Low level W/C and wash hand basin with mixer tap, window to side.

First Floor Landing:

Loft access and doors to:

Bedroom One:

13'5" x 11'8"

Radiator, window to rear, built in wardrobe



Bedroom Two:

12'5" x 11'3"

Radiator, window to rear, storage cupboard

Bedroom Three:

11'3" x 8'1"

Window to front, radiator

Bathroom:

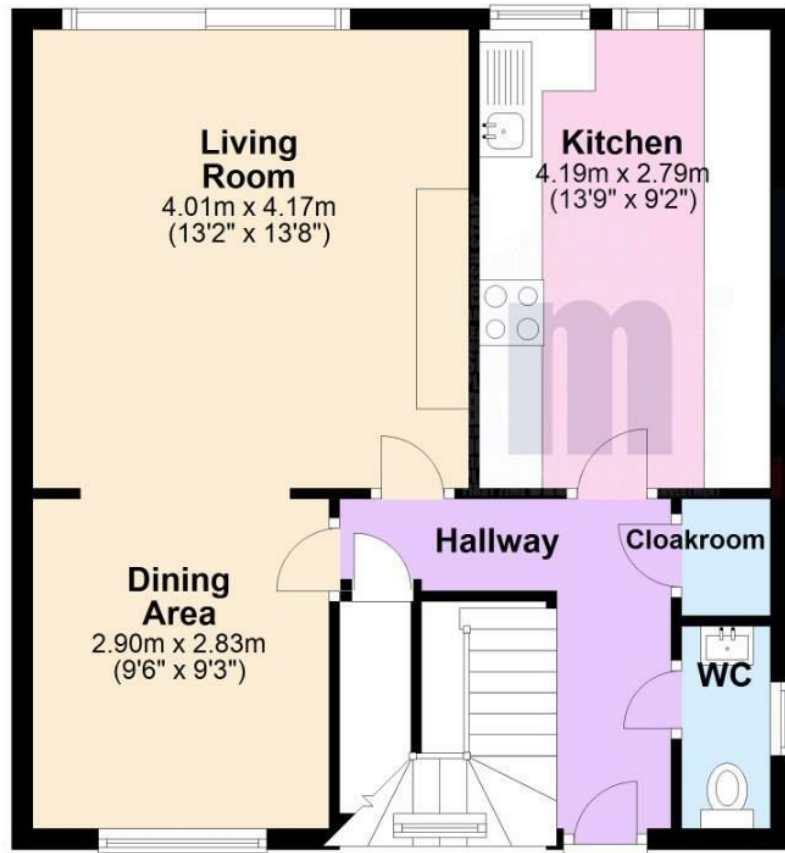
6'3" x 9'1"

Window to front, wash hand basin with mixer tap, low level W/C, panel enclosed bath with mixer tap and shower head above.

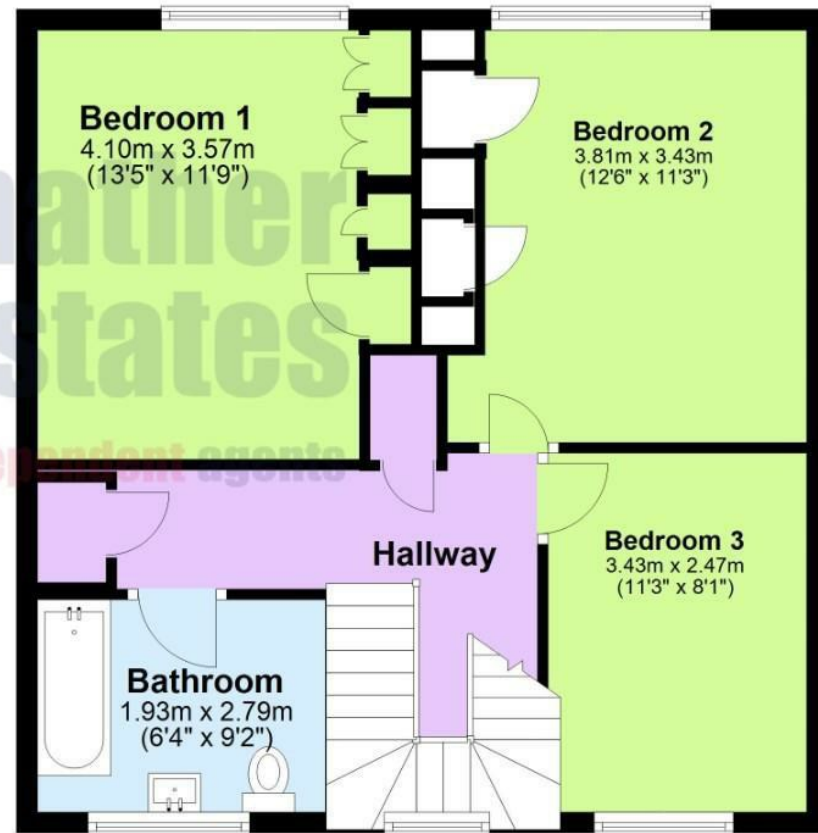
Garden:

Mainly laid to lawn, side access, enclosed by panel fencing

Ground Floor



First Floor



Total area: approx. 105.1 sq. metres (1130.9 sq. feet)

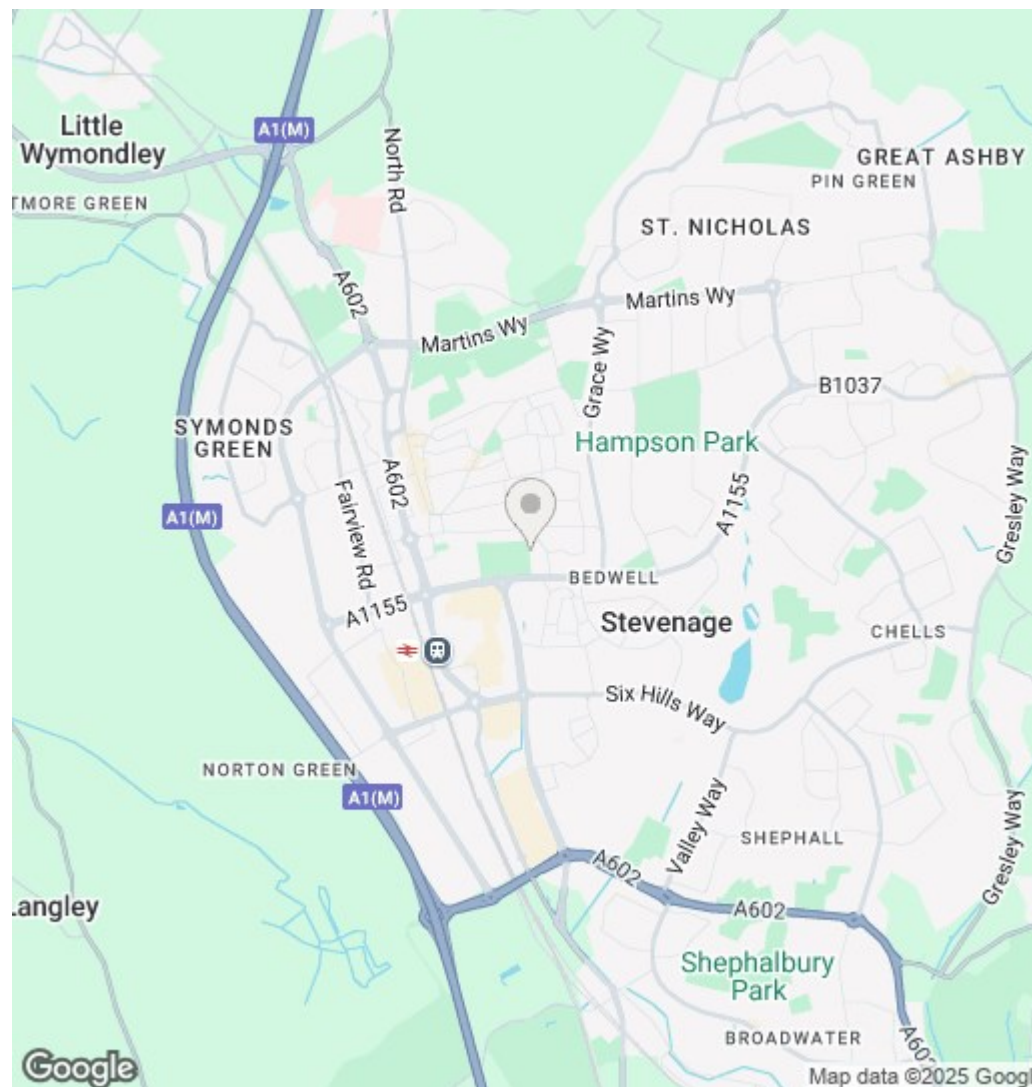
Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	67	
(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 CO2 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 CO2 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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