



Hertford Road, Stevenage, SG2 8RZ

£525,000



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Hertford Road, Stevenage

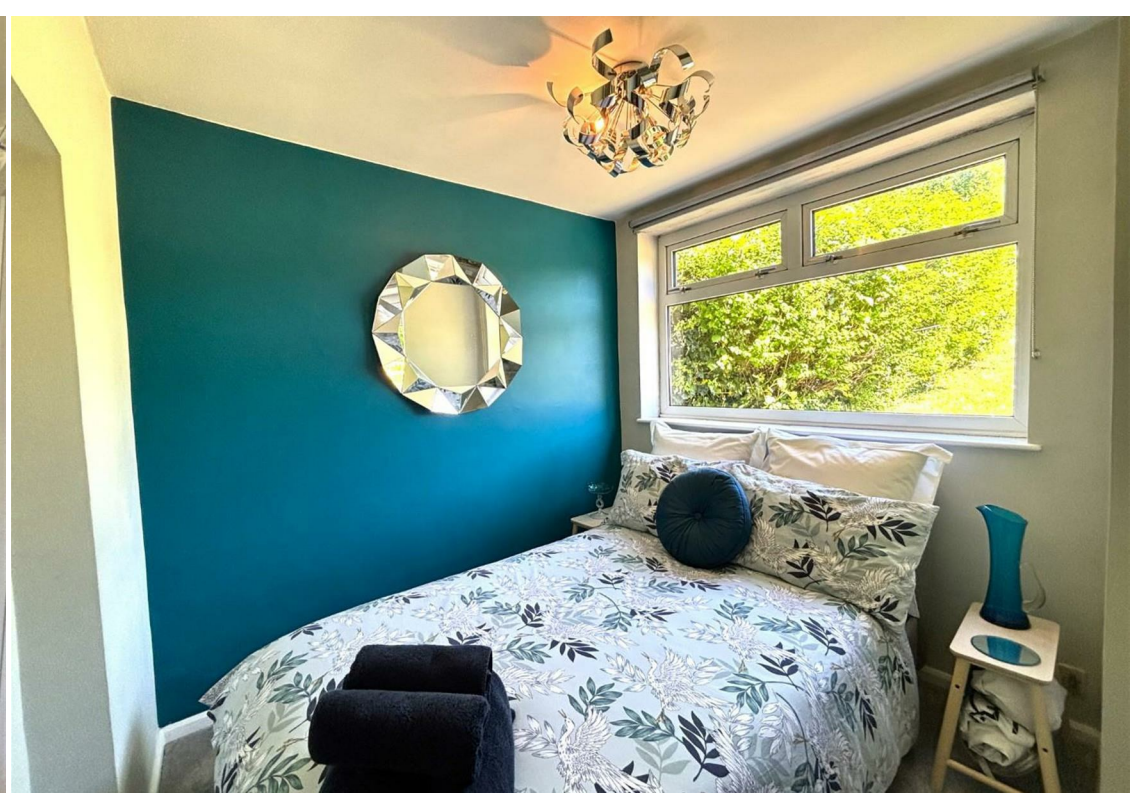
Nestled in the sought-after area of Hertford Road, Stevenage, this charming detached bungalow presents an exceptional opportunity for those seeking a comfortable and spacious home. Set on a generous 0.26-acre plot, the property boasts planning permission which has been granted for single storey front and rear extension.

Inside, the bungalow features two inviting reception rooms, providing versatile spaces for relaxation and entertainment. The three well-proportioned bedrooms offer a peaceful retreat, ensuring a restful night's sleep. The property is complemented by a conveniently located and refitted shower room, catering to the needs of modern living.

One of the standout features of this property is the parking capacity, accommodating multiple vehicles making it ideal for families or those who enjoy hosting guests.

With its prime location and ample amenities, this detached bungalow is a fantastic opportunity for anyone looking to settle in a desirable neighbourhood. This property is sure to meet your needs and exceed your expectations. Don't miss the chance to make this delightful bungalow your new home.







Living Room:

14'2 x 12'7

UPVC double glazed window to front, fireplace, radiator and sliding doors opening to:

Hall:

Loft access and doors opening to:

Kitchen:

13'7 x 10'3

Fitted with a range of base and wall units with contrasting worksurface incorporating single bowl stainless steel sink with mixer tap and double drainer, integrated oven and hob, appliance space for fridge/freezer, access to utility room, UPVC double glazed window to rear and door opening to side.

Bedroom One:

15'7 x 9'10

UPVC double glazed window to front and radiator.

Shower Room:

Refitted suite comprising of low level WC, wash hand basin with mixer tap and cupboard under, walk in shower with mixer tap and rainfall shower head, tiled throughout, chrome heated towel rail and opaque double glazed windows to rear.

Dining Room:

12'10 x 9'10

UPVC double glazed bay windows to rear, radiator and doors to:

Bedroom Two:

15'2 x 10'

UPVC double glazed window to front and radiator.

Bedroom Three:

10' x 8'7

UPVC double glazed window to rear and radiator.

Rear Garden:

approx 122' x 58'

Paved patio seating area with steps up to lawn and enclosed by mature bushes, outside tap and light.

Garages:

Two garages with up and over doors located at rear of garden. No vehicular access so current vendors use for storage.

Front Garden and Driveway:

approx 67' x 58'

Mainly laid to lawn with driveway providing parking for multiple cars.

Planning Permission:

The current vendors have planning permission granted for a single storey front and rear extension. More details are available upon request.

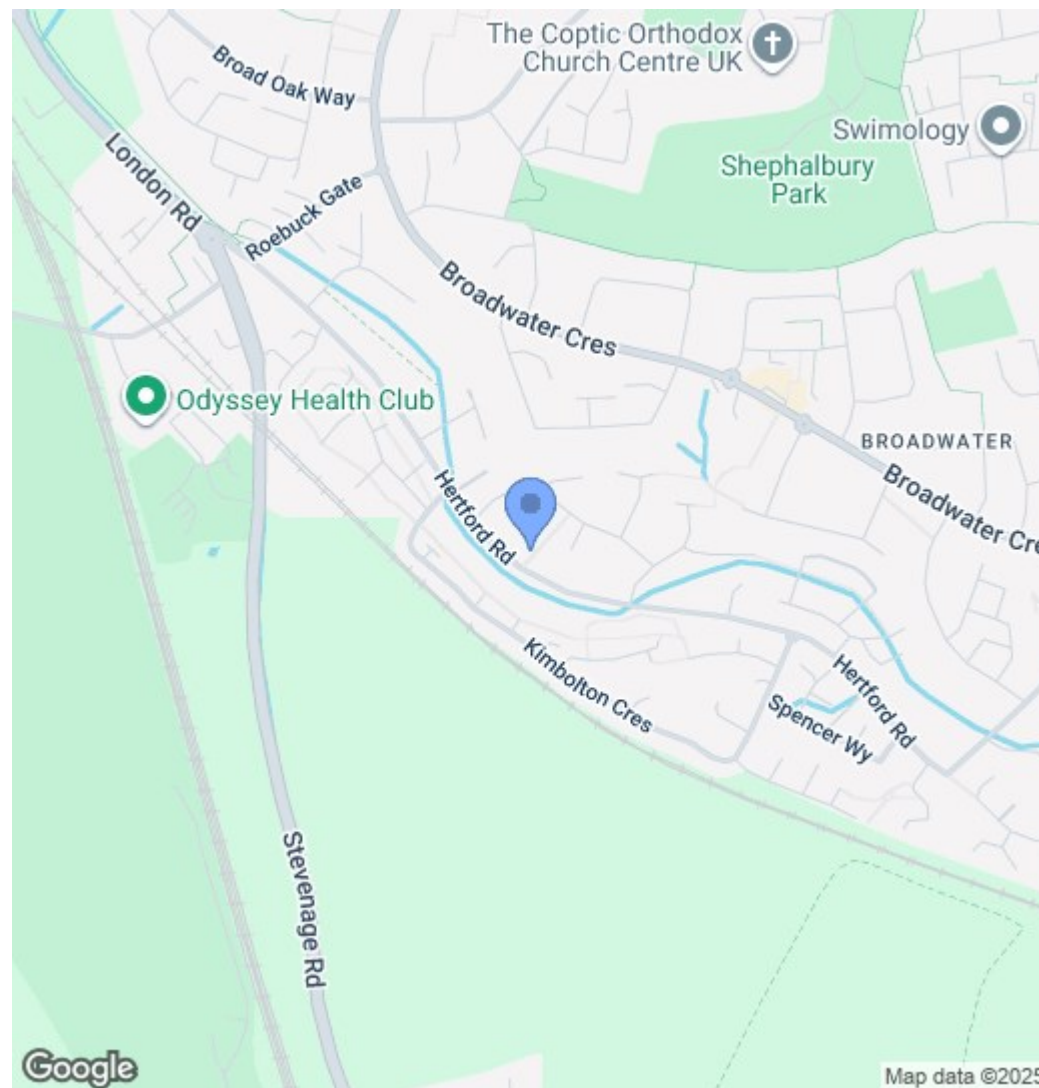
Bungalow



Total area: approx. 99.9 sq. metres (1075.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	56	
(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
		



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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