



Haddon Close, Stevenage, SG2 8SU

£390,000



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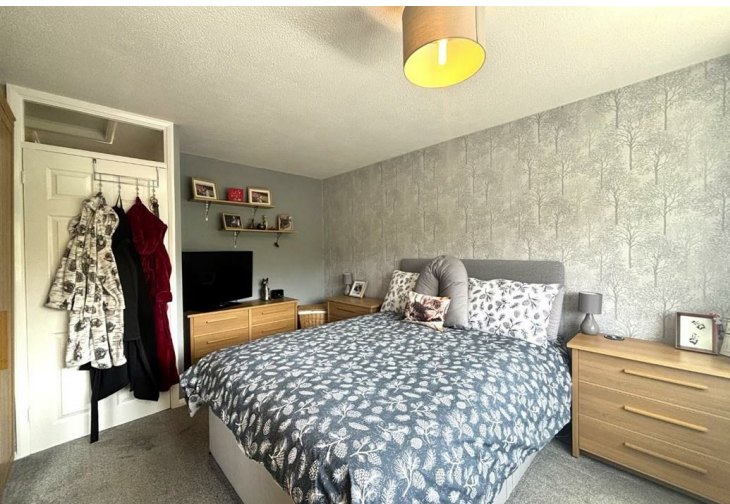
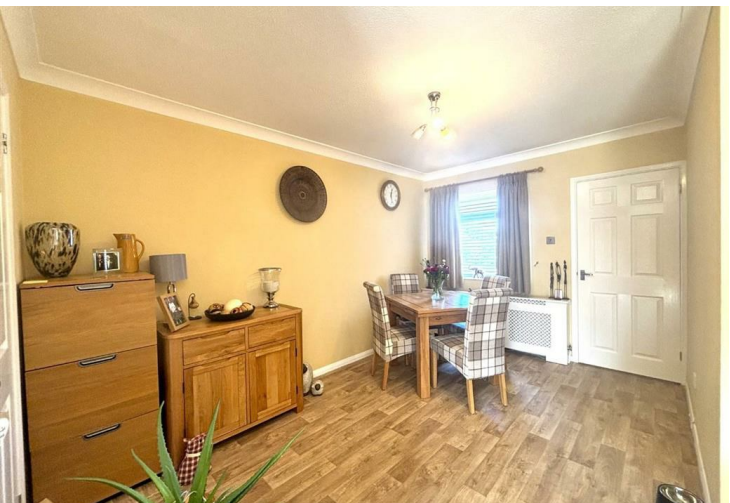
**Haddon Close, Stevenage**

A well presented house located on Haddon Close in the desirable area of Stevenage. This delightful property boasts a dining room, living room and separate kitchen while upstairs there are three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

One of the standout features of this home is the newly fitted bathroom, which combines modern design with functionality, ensuring a pleasant experience for all. The property also benefits from a beautiful south-facing garden, providing a lovely outdoor space to enjoy the sunshine and host gatherings.

For those with vehicles, parking is a breeze with space for up to three cars, along with the added convenience of a garage and driveway. This practical aspect is sure to appeal to busy families or individuals who value easy access to their vehicles.

Situated close to local amenities, this property offers the perfect blend of comfort and convenience. Residents will find shops, schools, and parks within easy reach, making daily life effortless.







- Porch:**  
Radiator and door to:
- Dining Room:**  
*13'5 x 8'10*  
UPVC double glazed window to to front, radiator, stairs to first floor and door and opening to:
- Living Room:**  
*15'7 x 9'6*  
UPVC double glazed sliding doors opening to rear garden and radiator.

- Kitchen:**  
*9'8 x 6'7*  
Fitted with a range of base and wall mounted units with contrasting roll edge worksurface incorporating one and half bowl stainless steel sink with mixer tap and drainer, four ring hob and extractor fan over, built in oven, fridge and freezer, appliance space for washing machine, UPVC double glazed window opening to rear garden.

- First Floor Landing:**  
Access to loft, cupboard and doors to:

- Bedroom One:**  
*14'4 x 11'1*  
UPVC double glazed window to rear and radiator.

- Bedroom Two:**  
*9'2 x 8'11*  
UPVC double glazed window to front, radiator and cupboard.

- Bedroom Three:**  
*9'3 x 7'1*  
UPVC double glazed window to front and radiator.

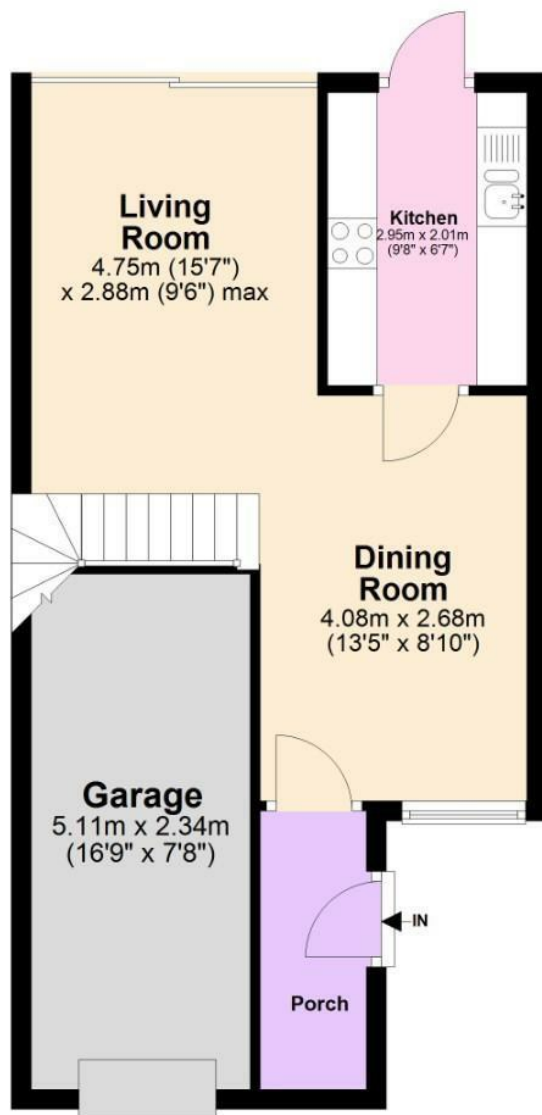
- Shower Room:**  
*11'4 x 5'*  
Newly fitted bathroom comprising low level WC, wash hand basin with mixer tap, walk in shower with mixer tap and rainfall shower head, chrome heated towel rail and UPVC double glazed window to rear.

- Garden:**  
Sunny South facing garden with paved patio seating area leading to lawn area and enclosed by panel fencing and mature plant borders, outside light and tap, pedestrian gated rear access and shed.

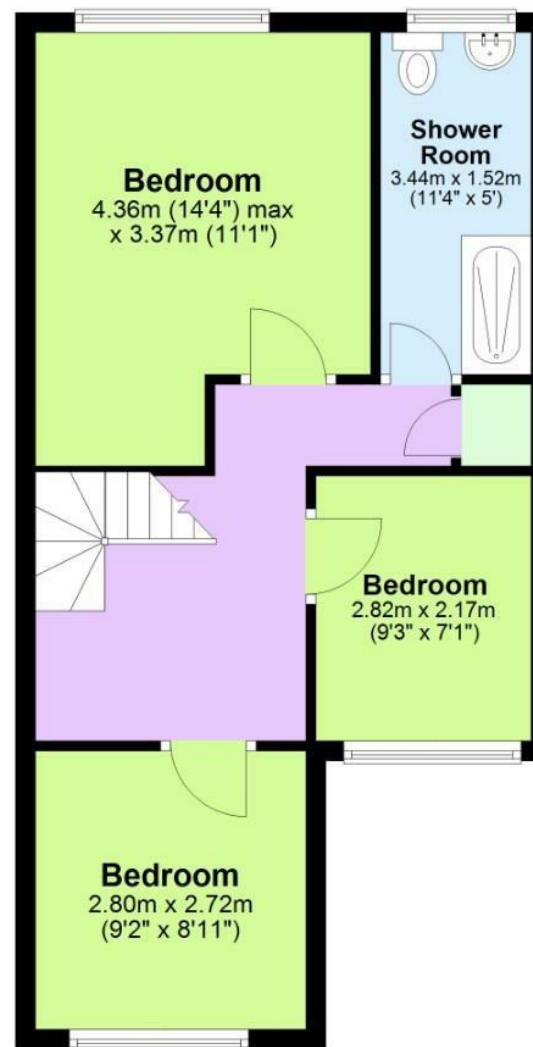
- Garage:**  
*16'9 x 7'8*  
Up and over door with power and light.

- Driveway:**  
Driveway providing parking for two cars.


## Ground Floor




## First Floor



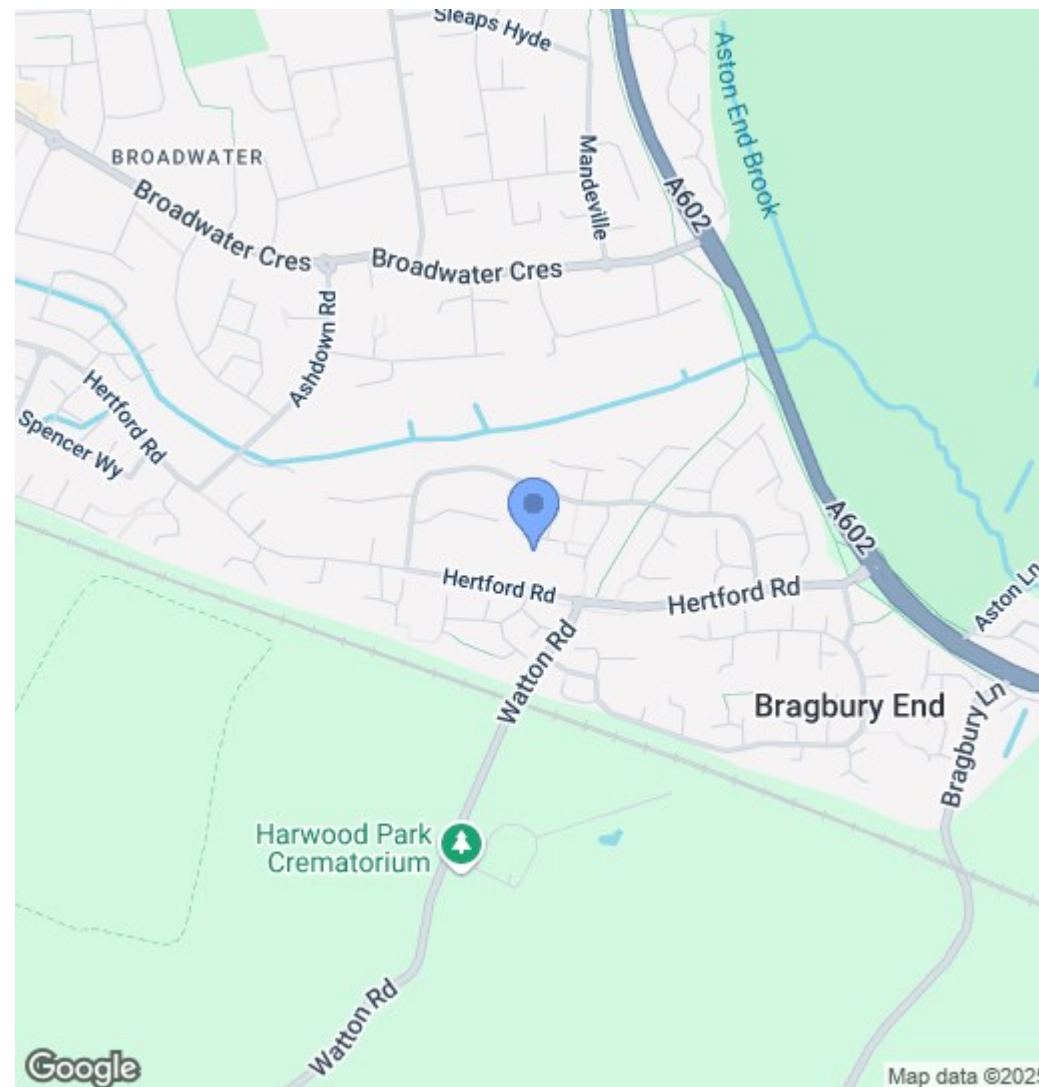
Total area: approx. 88.9 sq. metres (957.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	73	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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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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