



Fresson Road, Stevenage, SG1 3QU

£400,000



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Fresson Road, Stevenage
GUIDE PRICE £400,000 - £420,000.

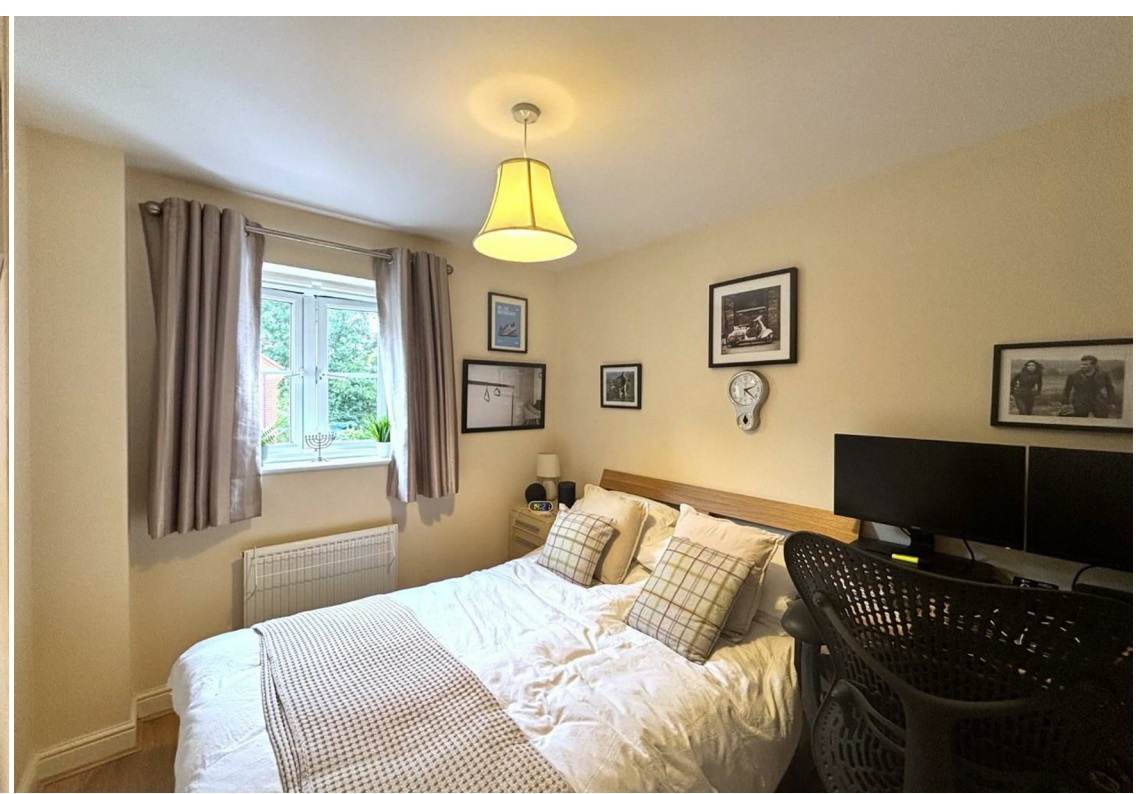
Nestled on the sought-after Fresson Road in Stevenage, this charming three-bedroom home offers the ideal blend of comfort, convenience, and community living.

Set in a highly desirable location, the property is just a short walk from the vibrant High Street, where you'll find a range of shops, cafés, and everyday amenities. The mainline train station is also within easy reach, providing direct links to London and surrounding areas—perfect for commuters.

Inside, the home is warm and welcoming, thoughtfully laid out to suit modern lifestyles. A spacious living/dining room and a bright conservatory create the perfect setting for both everyday living and entertaining.

Beyond the interiors, this property benefits from being part of a lively and well-connected neighbourhood. With local parks, good schools, and recreational facilities all nearby, it presents an ideal opportunity for families, first-time buyers, or anyone seeking a comfortable home close to it all.







Entrance Hall:

Radiator, stairs to first floor and doors to:

Kitchen:

9'9 x 7'10

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, built in oven, four ring gas hob with extractor fan over, built in dishwasher and fridge/freezer, appliance space for washing machine and UPVC double glazed window to front.

WC:

Low level WC, wash hand basin with mixer tap and radiator.

Lounge/Diner:

15'1 x 14'6

Fireplace, two radiators, cupboard and doors to:

Conservatory:

11'5 x 9'2

Brick built with doors opening to rear garden.

First Floor Landing:

Loft access, cupboard and doors to:

Bedroom One:

12'1 x 8'3

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

Bedroom Two:

9'11 x 8'3

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

Bedroom Three:

8'2 x 6'6

UPVC double glazed window to rear and radiator.

Bathroom:

6'7 x 5'7

Three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, panel enclosed bath with mixer tap and rainfall shower head, tiled throughout, radiator and opaque UPVC double glazed window to front.

Garden:

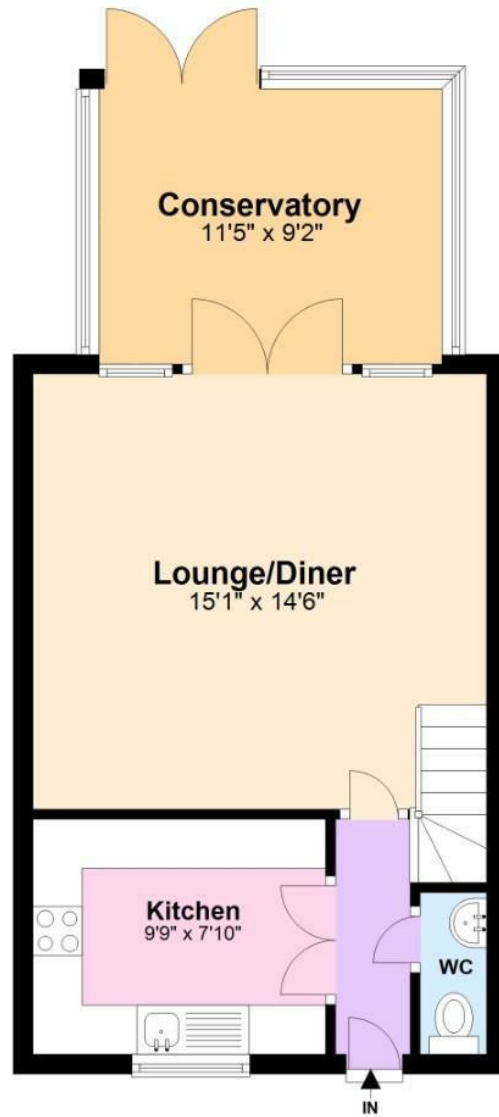
Paved patio seating area leading to artificial lawn and enclosed by panel fencing, outside tap and light, pedestrian gated access at rear and shed.

Driveway:

Providing parking for two cars.

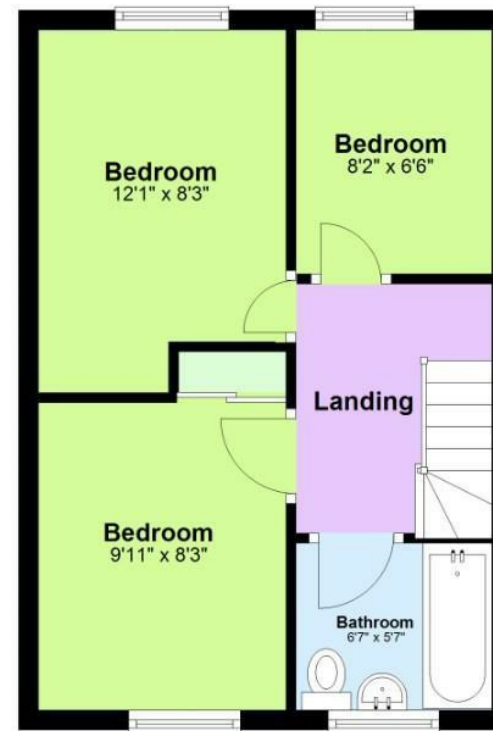
Ground Floor

Approx. 447.9 sq. feet



First Floor

Approx. 339.8 sq. feet



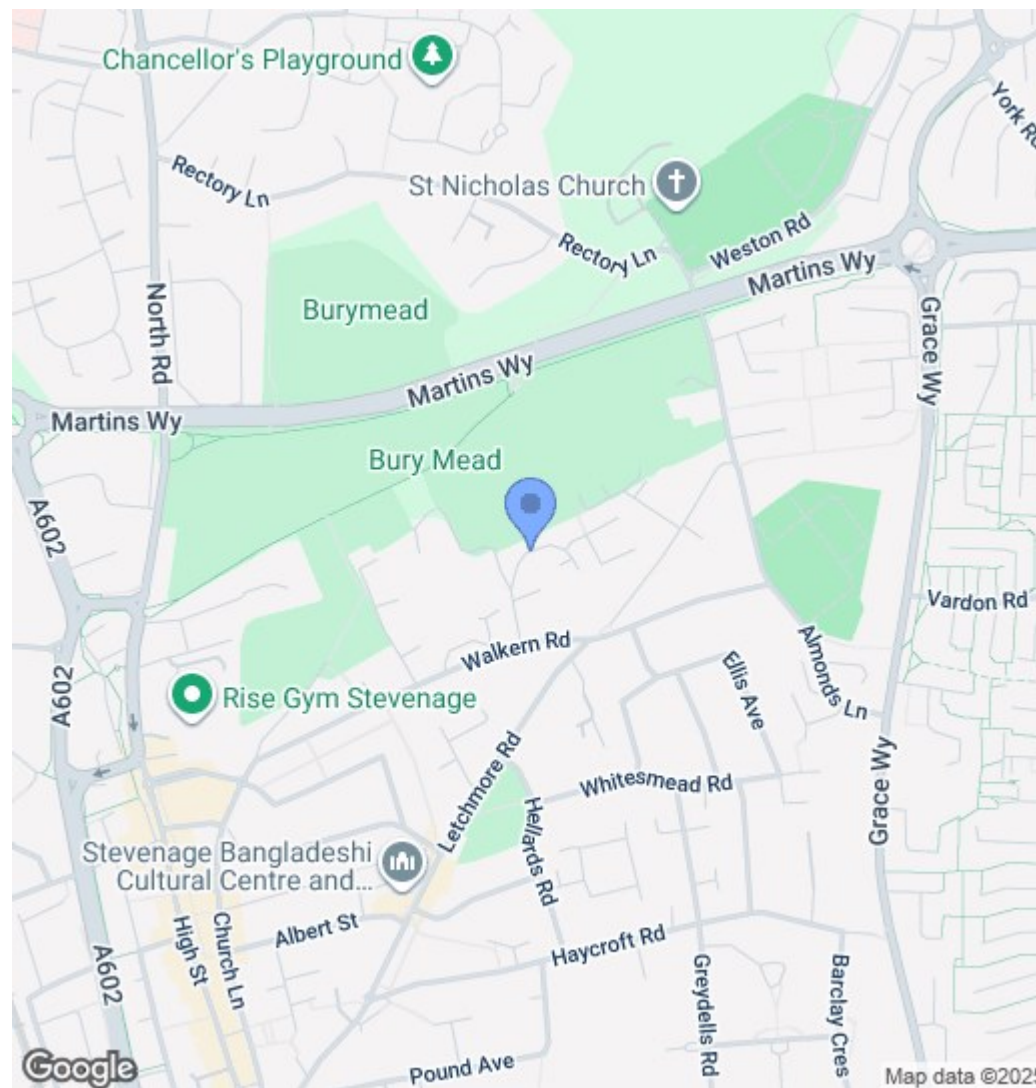
Total area: approx. 787.7 sq. feet

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(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 CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC



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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.
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