



Leaves Spring, Stevenage, SG2 9AT

£325,000



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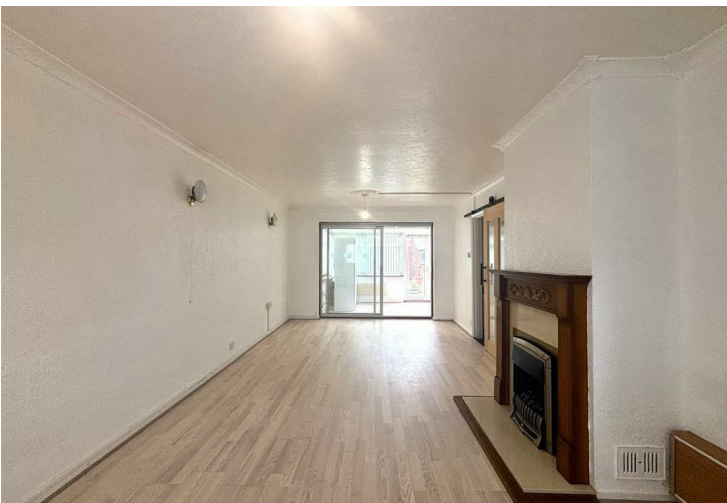
Leaves Spring, Stevenage

****CHAIN FREE - WALKING DISTANCE TO SCHOOL'S ****

This three bedroom terraced house presents an excellent opportunity for families and first-time buyers alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The home is chain-free, allowing for a smooth and efficient purchase process.

As you step inside, you will be greeted by a modern kitchen that is both stylish and functional, perfect for those who enjoy cooking and entertaining. The adjoining conservatory provides a lovely additional space, ideal for relaxing with a book or enjoying family gatherings while overlooking the garden.

The west-facing garden is a true highlight, offering a sun-drenched outdoor area where you can unwind after a long day or host summer barbecues with friends. The garden is a wonderful extension of the living space, providing a tranquil retreat in which to enjoy the fresh air.







Entrance Hall:

UPVC double glazed window to front, radiator stairs to first floor and doors to:

Living Room:

UPVC double glazed window to front, fireplace and sliding doors opening to conservatory.

Kitchen:

Fitted with a range of base and wall 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 and extractor fan over, appliance space for fridge/freezer and washing machine, storage cupboards and sliding doors to:

Conservatory:

UPVC throughout with doors opening to rear garden.

First Floor Landing:

With doors to:

Bedroom One:

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

Bedroom Two:

UPVC double glazed window to rear, radiator and cupboard.

Bedroom Three:

UPVC double glazed window to rear, radiator and cupboard.



Bathroom:

Wash hand basin with mixer tap, panel enclosed bath with mixer tap, tiled throughout, opaque UPVC double glazed window to front and storage cupboard.

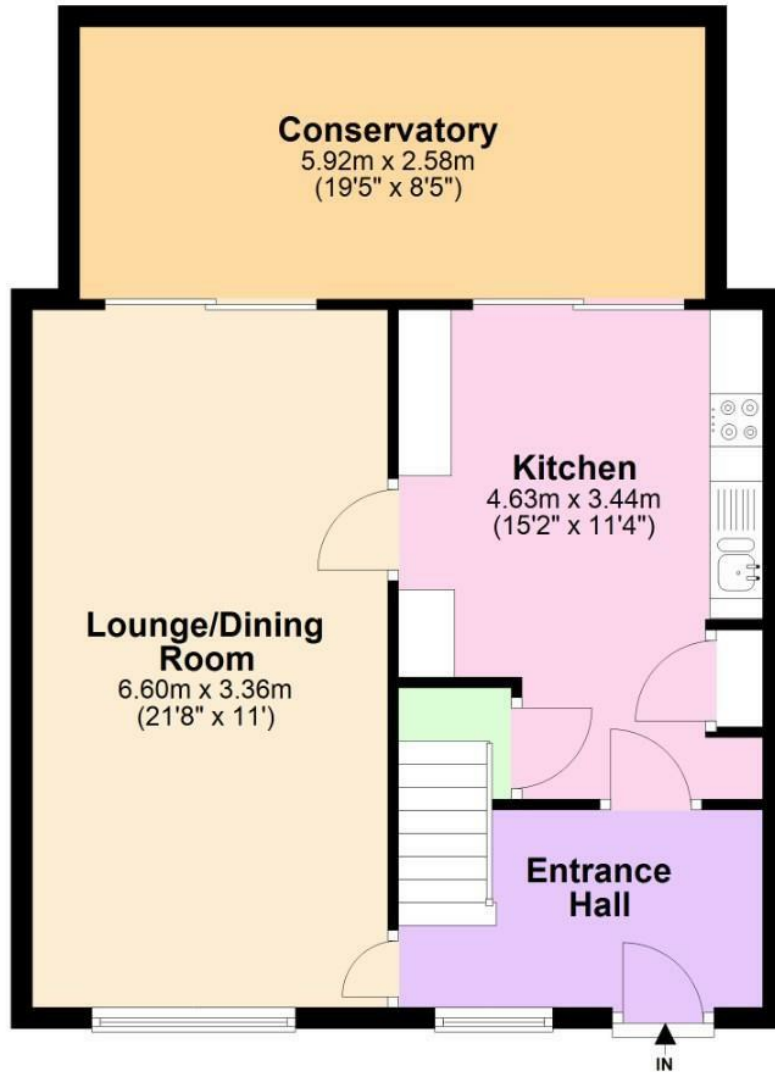
Separate WC:

Low level WC, opaque UPVC double glazed window to front.

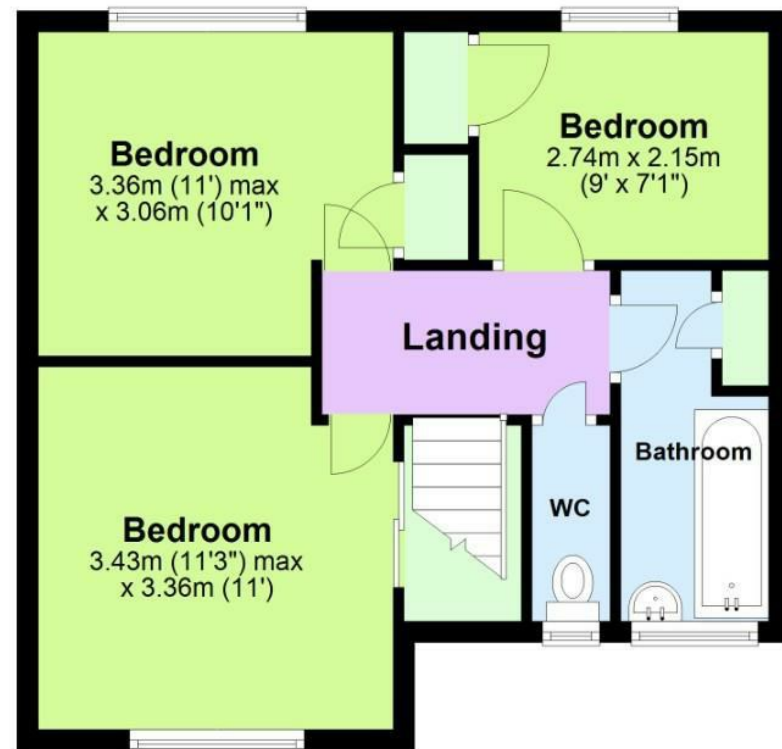
Garden:

West facing garden mainly laid with astro turf with steps leading to paved patio area and enclosed by panel fencing, sheds and pedestrian gated rear access.

Ground Floor



First Floor

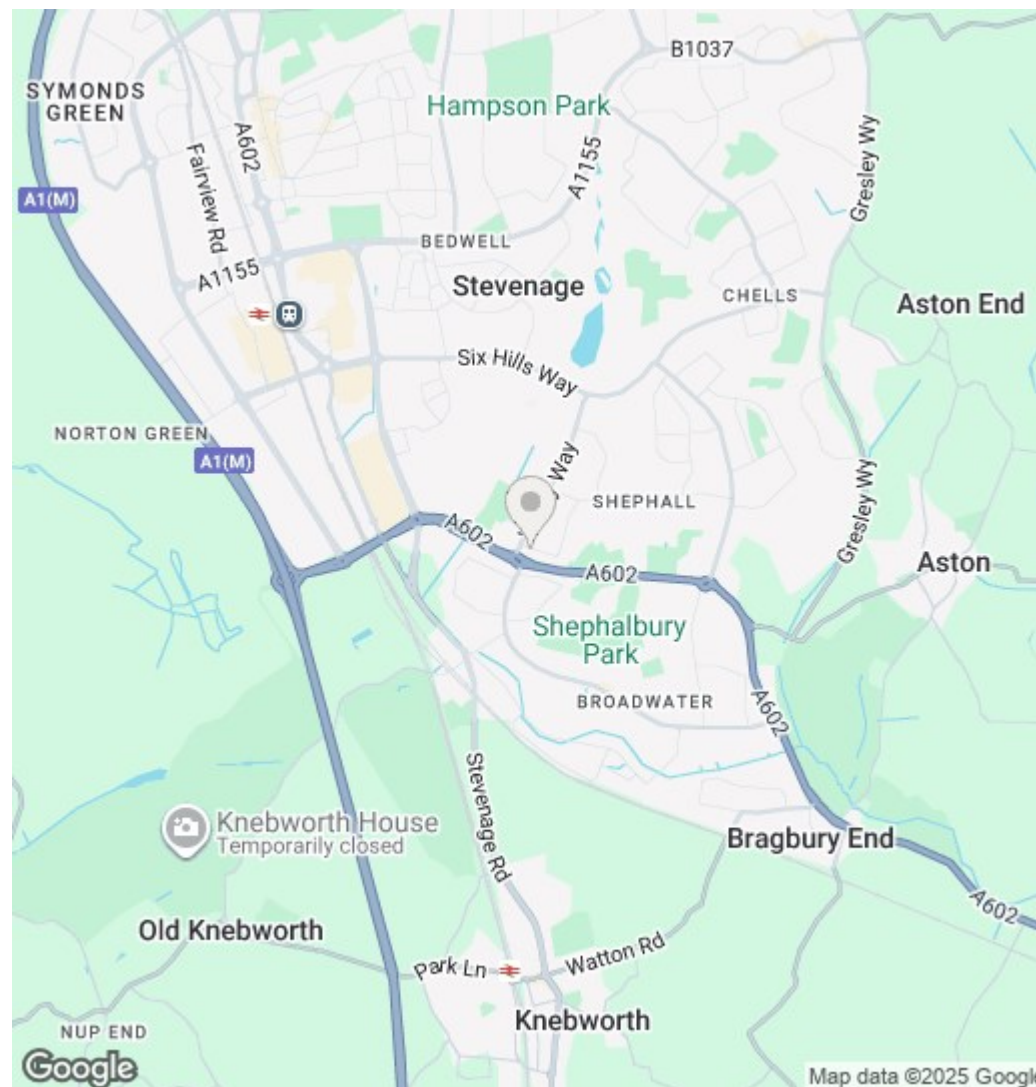


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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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.

129 High Street, Old Town, Stevenage, Herts, SG1 3HS
01438 748007 | stevenage@matherestates.com