



Elliot Heath
ESTATE AGENTS

63 Town Lane, Benington
Guide Price **£525,000**

63 Town Lane

Benington, Stevenage

Spacious 4-bed family home in Benington. Generous kitchen, living room with AGA stove, potential to extend. Large gardens. Village amenities, close to Stevenage/Hertford with rail links to London.

Council Tax band: D

Tenure: Freehold

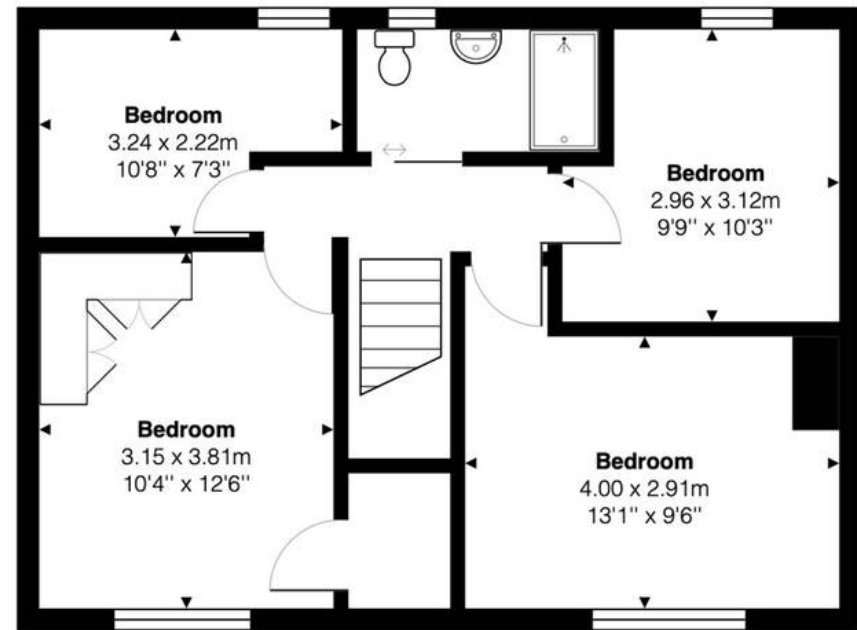
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





Ground Floor
Area: 55.4 m² ... 596 ft²



First Floor
Area: 52.9 m² ... 570 ft²

Total Area: 108.3 m² ... 1166 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk

Entrance Hall

With stairs rising to first floor landing, radiator, doors to:

Living Room

13' 2" x 16' 10" (4.01m x 5.12m)

With double glazed window to front aspect, radiator, feature fireplace housing an AGA multi fuel stove, built in storage cupboards to alcoves.

Kitchen/Dining Room

13' 11" x 20' 0" (4.25m x 6.09m)

Dual aspect with double glazed windows to front and rear aspect. Fitted with a range of wall and base storage units with wood work surfaces over incorporating a sink and drainer unit, space for range style cooker with extractor over, integrated appliances, island unit, radiator, wood flooring, under stairs storage cupboard, open to:

Rear Lobby

With two built in storage cupboards, wood flooring, door to outside and door to:

Downstairs WC

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising dual flush wc, wash hand basin, tiled splash back areas, wood flooring, radiator.

First Floor Landing

With doors to:

Bedroom One

10' 4" x 12' 6" (3.15m x 3.81m)

With double glazed window to front aspect, vertical radiator, fitted wardrobe cupboards, large built in storage cupboard.

Bedroom Two

13' 1" x 9' 7" (4.00m x 2.91m)

With double glazed window to front aspect, radiator.



Bedroom Three

9' 9" x 10' 3" (2.96m x 3.12m)

With double glazed window to rear aspect, radiator.

Bedroom Four

10' 8" x 7' 3" (3.24m x 2.22m)

With double glazed window to rear aspect, radiator.

Shower Room

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising large walk in shower, vanity unit with inset wash hand basin, concealed cistern wc, tiled splash back areas, tiled flooring, chrome heated towel rail. Under floor heating.





FRONT GARDEN

Extremely large frontage mainly laid to lawn with mature planting and gated access to the rear garden.

REAR GARDEN

The generous rear garden features a large patio seating, a children's play area with the remainder laid to lawn, two timber garden sheds.









Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street - SG12 7AA

01920 29 33 33

hello@elliotheath.co.uk

elliotheath.co.uk