

Agent Hybrid Lawrence Avenue | Stevenage SG1 3JX





ACCOMMODATION & DIMENSIONS

- Entrance Hallway
- Downstairs WC
- Lounge 12'6 x 12'5 into bay
- Kitchen/Dining/Family 33'0 x 10'9
- Utility 8'3 x 6'7
- Bedroom 1: 13'3 x 9'6
- En-Suite
- Bedroom 2: 11'10 x 11'0
- Bedroom 3: 10'11 x 10'8
- Bedroom 4: 8'6 x 7'9
- Family Bathroom

Agent Hybrid welcomes to the market, a very well presented, Extended and Modernised, Four Bedroom Semi Detached Home, located within walking distance to the historic Old Town High Street and within the catchment of the highly regarded, Letchmore Infants and Nursery School. Also conveniently placed for easy access to Stevenage Mainline Train Station, providing fast links to Kings Cross and St Pancras Stations.



Formerly a three-bedroom home, the current occupiers added a double storey side extension in March 2016, creating a larger Kitchen/Dining Family Room, stretching across the entire rear of the house. Extending downstairs also created a separate Utility Room and Downstairs WC. The kitchen is complimented with contemporary grey units, integral appliances, fresh yellow metro tile splash backs and under floor heating to one side. The current occupiers have also added a log burner to the room, allowing comfortable and cosy living all year round. To the front you will find a good sized, bay fronted Lounge.





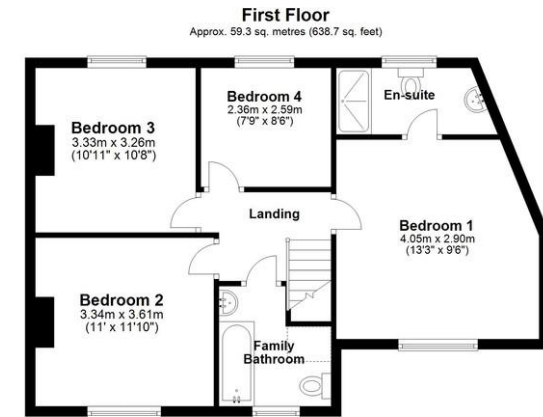
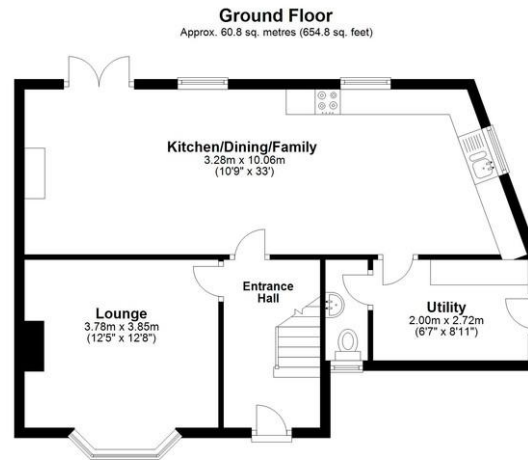
Stairs rise to the first-floor landing, where you will find access to a partially boarded loft space, a Modern Family Bathroom, Three Good Sized Bedrooms, and a new Master Bedroom with En-Suite, forming part of the upper side extension. Externally, the property benefits from a Mature and Private Rear Garden and a Block Paved Driveway to the front for two cars. Viewing comes highly recommended.



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Total area: approx. 120.2 sq. metres (1293.5 sq. feet)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

EPC TO FOLLOW

Agent Hybrid

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