

# Agent Hybrid Vincent Gardens | Stevenage SG1 2GD







## ACCOMMODATION & MEASUREMENTS

- ENTRANCE HALLWAY
- DOWNSTAIRS CLOAKROOM 6'2 X 2'7
- LOUNGE 16'7 X 10'5
- KITCHEN/DINER 10'5 X 18'0
- BEDROOM 1 – 8'7 X 11'9
- EN-SUITE – 8'7 X 5'3
- BEDROOM 2 – 8'8 X 10'8
- BEDROOM 3 – 6'8 X 8'6
- BEDROOM 4 – 6'3 X 8'9
- BATHROOM 6'4 X 5'4
- PRIVATE REAR GARDEN
- LARGE GARAGE AND DRIVEWAY

Agent Hybrid welcomes to the market, this well presented and modern Four Bedroom Detached Family Home, built in 2016 and set within a highly sought after location of Fishers Green and only a short walk away from the historic Old Town High Street and Stevenage mainline train station offering fast links into London Kings Cross.





Internally, the property briefly comprises of a Large Entrance Hallway with nest heating controls and has doors into the Downstairs Cloakroom, Lounge with built in storage shelves to one wall and an artificial chimney breast concealing wiring for a large wall mounted TV, Large Modern Kitchen/Diner with a range of integrated appliances, ample space for a dining table and chairs and double doors which open into the Private Rear Garden. Stairs then rise from the Hallway up to the first floor landing which has doors into all Bedrooms and the Family Bathroom, the master Bedroom coming complete with a large En-Suite with a walk in double shower enclosure.







Externally, the property comes complete with a good sized private Rear Garden with secluded rear decked seating area housing the hot tub (available by separate negotiation), gated access to the front and a personal door into the large Garage. To the front, you have a driveway for one car and an additional parking space as well as a number of visitor spaces. There is a small maintenance charge of approximately £12pcm for the upkeep of the area and the property comes complete with CCTV.



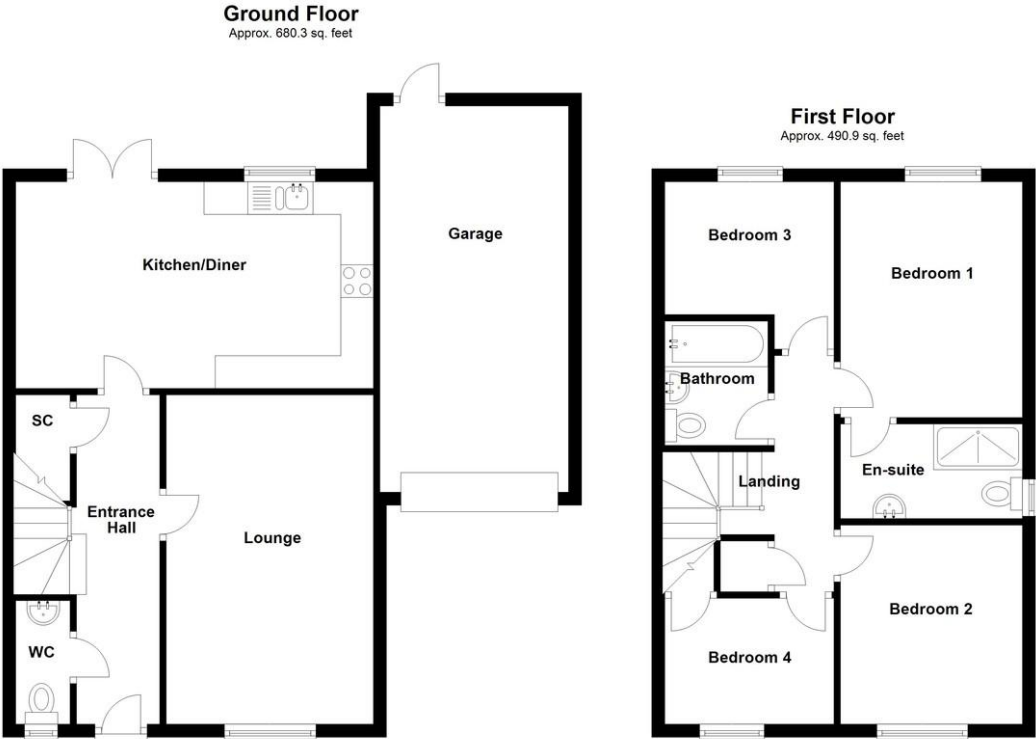
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		95
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		

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