



Wallace Green Way
Stevenage | SG2 7FB

AGENT HYBRID

£468,000



Agent Hybrid welcomes to the market this spacious Three Bedroom semi detached home, built in 2021 and OFFERED CHAIN FREE. The home is situated in a highly sought after location within the village of Walkern. The village offers countryside walks along rivers and fields, local amenities, a highly regarded school and is within close proximity to Stevenage, whilst also providing easy access to Buntingford and other nearby villages.

Upon entry you are welcomed into a large spacious Entrance Hallway which has doors into the Lounge, large Downstairs Cloakroom and spacious Kitchen/Diner. Upstairs you will find three double Bedrooms with built in wardrobes to the Master Bedroom and a Family Bathroom.

Outside the SOUTH FACING Rear Garden has been relandscaped with a large patio seating area, artificial lawn and a rear decked seating area with shed. You will find two allocated parking spaces to the front.

Entrance Hallway - 6'10 extending to 8'1 x 18'4

Lounge - 10'11 x 13'5

Downstairs Cloakroom - 4'7 x 6'8

Kitchen/Diner - 9'6 x 18'0

Landing

Bedroom 1 - 9'10 x 11'6 to wardrobes

Bedroom 2 - 14'4 x 8'5 extending to 9'10

Bedroom 3 - 9'3 x 8'11

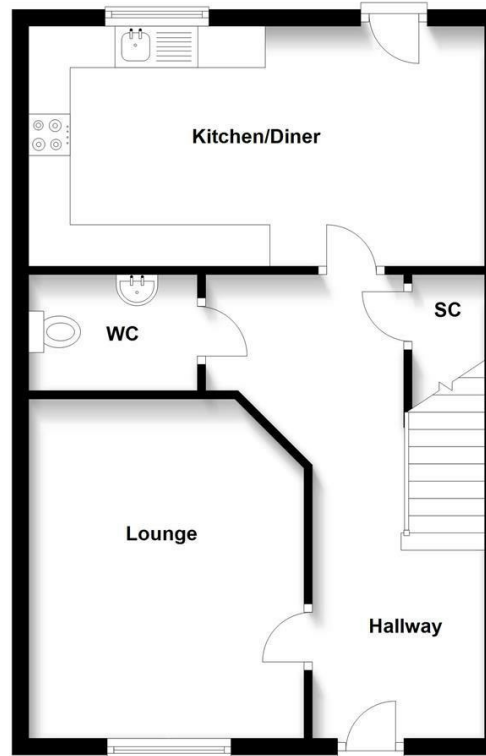
Bathroom - 5'7 x 7'11

SERVICE CHARGE

There is a small service charge of approximately £38.83pcm payable to the management company for the upkeep of the surrounding area.

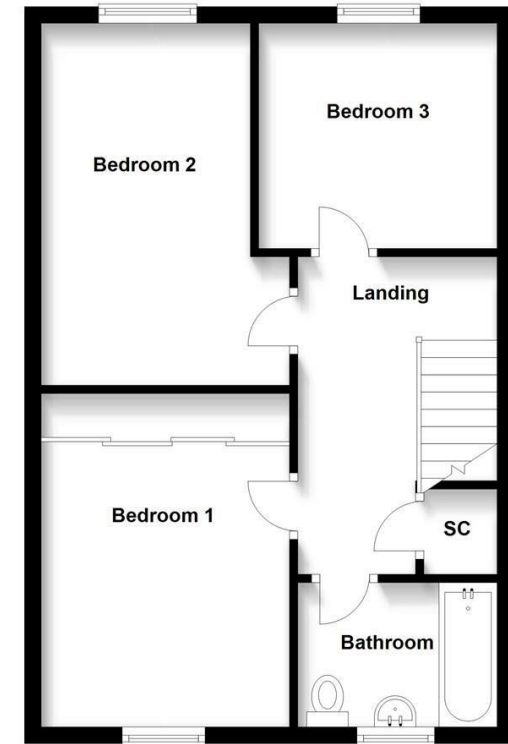
Ground Floor

Approx. 47.2 sq. metres (508.2 sq. feet)



First Floor

Approx. 46.6 sq. metres (502.1 sq. feet)



Total area: approx. 93.9 sq. metres (1010.3 sq. feet)

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A details survey has not been carried out, not the service, appliances and fittings tested. Some sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance 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 plus) A	95
(81-91) B	85
(69-80) C	
(55-68) D	

Agent Hybrid

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