



Swale Close  
Stevenage | SG1 6DF

AGENT HYBRID



£425,000



Agent Hybrid welcomes to the market, a CHAIN FREE, Four Bedroom Semi Detached Home located in the heart of Great Ashby. IN NEED OF MODERNISATION AND PRICED TO SELL, a popular design built by Persimmon Homes, set over three offering spacious accommodation throughout, briefly comprising of. An Entrance Hallway, with doors leading to the Downstairs WC, a good sized Lounge and Kitchen/Diner and garage conversion, currently being used as a home bar, but could equally be used as a Playroom and Home Office. Stairs rise to the first floor where you will find the Family Bathroom, Bedroom One, complete with En-Suite and fitted wardrobe, Bedroom 3 (double) and Bedroom 4 (single). Further stairs rise to the second floor landing where you will find Bedroom 2, a spacious double bedroom, with fitted wardrobes, roof storage eaves and the benefit of an En-Suite. Externally, the property benefits from a good sized Rear Garden and Driveway to the front for one car.

**DIMENSIONS**

- Entrance Hallway
- Downstairs WC
- Lounge 16'3 x 9'10
- Kitchen/Diner 17'5 x 9'11
- Bar/Playroom (garage conversion) 16'1 x 9'11

- Bedroom 1: 13'8 x 10'0
- En-Suite
- Bedroom 3: 10'0 x 9'8
- Bedroom 4: 8'3 x 6'10
- Family Bathroom

- Bedroom 2: 12'5 x 9'10
- En-Suite



Total area: approx. 124.1 sq. metres (1335.8 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) <b>A</b>	<b>84</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
<b>72</b>	

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