



Hayfield
Stevenage | SG2 7JP

AGENT HYBRID

£490,000



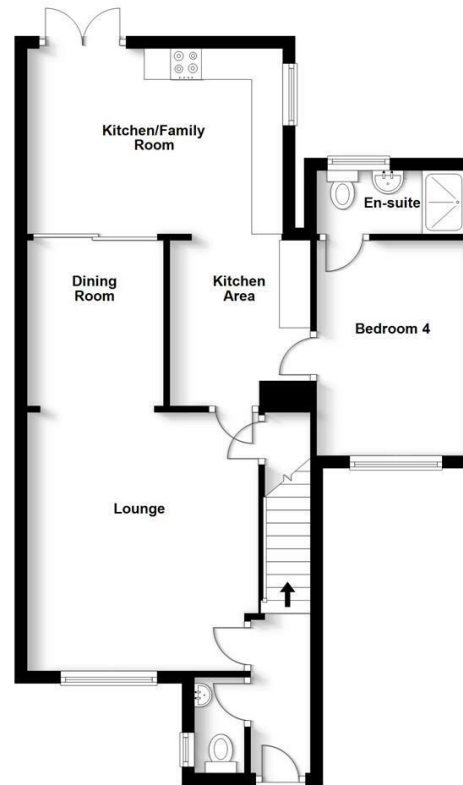
Agent Hybrid welcomes to the market, a CHAIN FREE, extended and much improved Four Bedroom Linked Detached Family Home, located in the sought after area of Chells Manor. Accommodation briefly comprises of: An Entrance Hallway with polished tiled flooring and doors leading to a Modern Downstairs WC and a good sized, front facing Lounge. An open arch leads into a Separate Dining Room and a further door leads into the original part of the kitchen that openly free flows into a new rear extension, creating a spacious Kitchen/Family Room. The kitchen is fitted with contemporary grey gloss units to compliment polished tiled flooring throughout and benefiting from space for an American sized fridge freezer, free standing cooker, washing machine, tumble dryer and dishwasher. An internal door steps down into Bedroom 4, newly created by converting the existing garage, with the addition of a fully tiled En-Suite. Stairs rise to the first floor landing where you will find a Modern Family Bathroom and a further Three Good Sized Bedrooms. Externally, the property benefits from a Private and Low Maintenance Rear Garden with newly laid pathway, patio seating area and artificial lawn. There is a driveway to the front for one car. Further improvements include replacement windows throughout and a new central heating system, to include an 40kw Ideal combi boiler. Viewing is highly recommended.

DIMENSIONS

- Entrance Hallway
- Downstairs WC
- Lounge 13'8 x 12'3
- Dining Room 8'9 x 7'3
- Kitchen Area (existing) 8'11 x 7'5
- Kitchen/Family Area (extension) 13'6 x 9'10
- Bedroom 4: 11'5 x 7'11
- En-Suite
- Bedroom 1: 11'9 x 9'2
- Bedroom 2: 11'0 x 7'6
- Bedroom 3: 8'1 x 7'5
- Family Bathroom

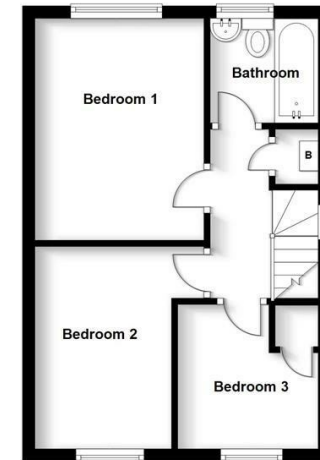
Ground Floor

Approx. 58.9 sq. metres (634.4 sq. feet)



First Floor

Approx. 31.7 sq. metres (341.4 sq. feet)



Total area: approx. 90.7 sq. metres (975.9 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		
(81-91)	B		
(69-80)	C		
(55-68)	D		

Agent Hybrid

57 High Street, Stevenage, Hertfordshire, SG1 3AQ
 Tel: 01438 870673 - enquiries@agenthybrid.co.uk
 www.agenthybrid.co.uk

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