



The Pastures
Stevenage | SG2 7DF

AGENT HYBRID

Offers Over £525,000

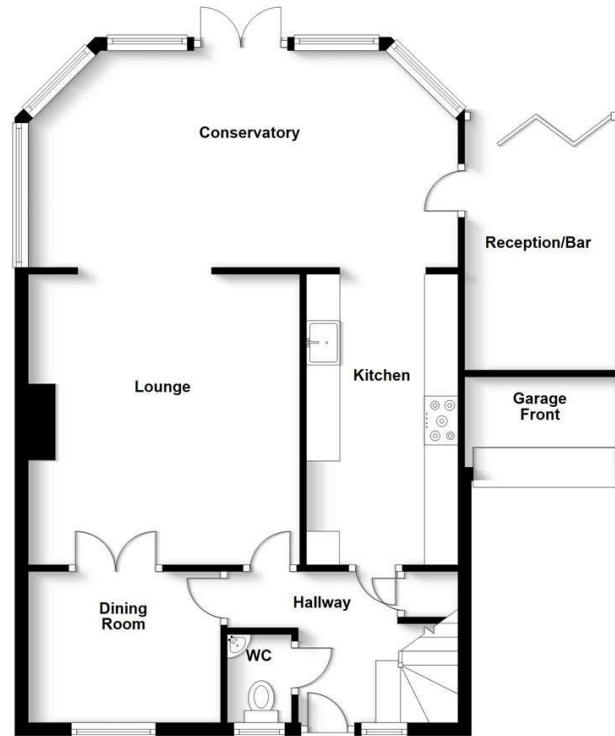


Agent Hybrid welcomes to the market, a deceptively spacious and well presented, Four Bedroom Detached Home, located in the sought after area of Chells Manor. Accommodation briefly comprises of. An Entrance Hallway, with doors leading to a Re-Fitted Downstairs WC, a Separate Dining Room, a Spacious Lounge with remote controlled, marble feature fire place and a Galley Style Kitchen, fitted with contemporary gloss shaker style units and granite work surfaces. Openings from both the lounge and kitchen openly flow into a a Huge Conservatory, enjoying views of the garden, whilst also benefiting from a internal door leading out a 'Bar Room', creating by converting most of the attached garage. This room could equally serve as a Playroom or Home Office space and features bi fold door, also leading to the rear garden. Stairs rise to the first floor landing, where you will find the Family Bathroom and Four Good Sized Bedrooms. Externally, the property benefits from a Well Maintained, West Facing Rear Garden. Some storage remains to the front part of the garage, with a Driveway in front for one car.

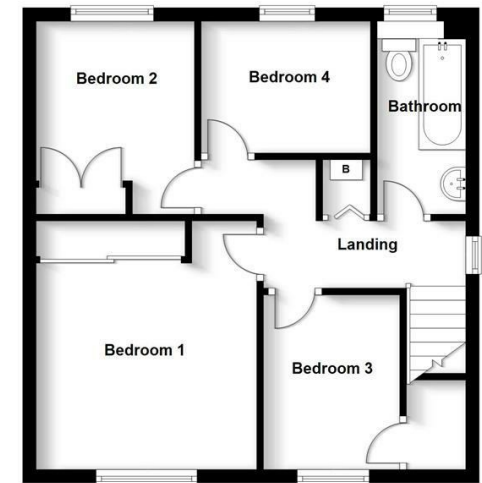
DIMENSIONS

- Entrance Hallway
- Downstairs WC
- Dining Room 9'5 x 7'5
- Lounge 14'3 x 13'4
- Kitchen 14'3 x 7'5
- Conservatory 22'9 x 10'8
- Reception Room/Bar 12'2 x 7'5
- Bedroom 1: 11'6 x 10'5
- Bedroom 2: 9'5 x 7'5
- Bedroom 3: 8'7 x 6'8
- Bedroom 4: 8'4 x 6'6
- Family Bathroom 9'4 x 6'4
- Front of Garage 7'5 x 4'5

Ground Floor
Approx. 75.6 sq. metres (814.1 sq. feet)



First Floor
Approx. 43.1 sq. metres (463.7 sq. feet)



Total area: approx. 118.7 sq. metres (1277.8 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) A		
(81-91) B		
(69-80) C		
(55-68) D		

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