



Julians Road, Stevenage SG1 3ES

AGENT HYBRID





A CHAIN FREE and very well presented, Four Bedroom Victorian Home, located within a stones throw of the Historic Old Town High Street and within walking distance to Stevenage Mainline Train Station, providing fast links to London Kings X and St Pancras Stations. Accommodation is set over three levels, boasting high ceilings, exposed painted floor boards, ornate radiators and fire places. Facing the front, you are met with a small garden, iron perimeter fencing and an iron gate opening to a pathway leading to a contemporary entrance lobby that in turn leads into the Entrance Hallway. From here, doors lead to a Downstairs WC, Utility Room, a bay fronted, open plan Living and Dining Room. Furthermore, you will find a Modern Kitchen located to the rear, with French doors stepping out to the rear garden and an internal glazed door leads out to the Office Room. Stairs rise to the first floor landing where doors lead to a bay fronted Master Bedroom, two further good sized bedrooms and the Family Bathroom. Further stairs rise to the second floor landing where a door opens to spacious roof storage eaves and another good sized bedroom that is currently being used as a Studio/Home Office. Externally, the property benefits from a Private Courtyard style rear garden and Parking to the rear to accommodate three good sized vehicles. **VIEWING IS A MUST!**

Entrance Lobby 7'6 x 5'5

A contemporary wooden framed entrance lobby with a solid wooden front door, and frosted windows for privacy. Attractive patterned tiled floor and original part glazed wooden door opening into the Hallway.

Hallway

Exposed and painted floorboards, 8'9 high ceiling, door to an under stairs storage cupboard, ornate style radiator, doors to the Living Room, Dining Room, Downstairs WC, Utility Room and the Kitchen featuring decorative glass above. Stairs rise to the first floor landing.

Living Room/Dining Area 21'2 x 11'11 (max to max)

Open plan to each other, with the living room featuring a wide bay window facing the front aspect, exposed floorboards, 8'9 high ceilings, ornate style radiators, coving to the ceiling, TV cable telephone points, working log burner feature fire, ample room for a sizeable dining table and chairs and French doors opening to the Office Room.

Downstairs WC

Exposed painted floorboards, double glazed window to the side aspect, WC and a wall mounted basin with mosaic tiled splash back and radiator.

Utility Room 7'2 X 5'9

A room of multi purpose, fitted in grey gloss base and eye level units with a wide sink basin occasionally used by the current occupier as a photography dark room, but could equally be useful as an area to groom a pet. Exposed painted floorboards, wall radiator, double glazed window to the side aspect and space and plumbing for a washing machine.

The Kitchen 13'5 x 12'6

Exposed painted floorboards, a range of white gloss base and eye level units with roll edge work surfaces and under counter lighting, double glazed window to the side aspect, one and a half bowl ceramic sink with mixer tap over, tiled splash back, space for a five ring gas range cooker with extractor hood over, space for dishwasher, radiator, French doors to the rear garden, fully glazed door to the Office Room.

The Office Room 13'9 x 5'10

Currently being used as an art room, but could be equally useful as a home office/study area, benefiting from a high ceiling with two opening Velux skylight windows, radiator and electric under floor heating.

Stairs rise to the first floor landing

Original and exposed wooden staircase, fitted carpet, double glazed window to the front aspect, doors leading to Bedroom One, Two, Three and the Family Bathroom. Further original and exposed stairs rise to the second floor landing.

Bedroom One 11'11 x 11'10

Of a similar sized to the lounge underneath and also featuring a wide bay window to the front aspect, fitted carpet, ornate radiator, coving to the ceiling and an original feature fireplace and mantle piece.

Bedroom Two 13'5 x 11'11

Currently being used as 'The Master Bedroom', with double glazed window overlooking the rear garden, an ornate radiator and a feature fireplace.

Bedroom Three 11'10 x 10'1

A good sized double room currently being used as a wardrobe/dressing room with fitted carpet, fitted wardrobes, a double glazed window to the rear aspect, an original feature fireplace and single panel radiator.

Family Bathroom 7'9 x 5'6

Comprising of a three piece white suite, including a WC, vanity sink unit and a bath with rainfall shower head over, complimented by white brick style wall tiling, double windows to the side aspect and a heated towel rail.

Stairs rise to the second floor landing

A door opens to spacious roof storage eaves stretching 16'3 in length and 9'3 wide (with reduced head room). A further door leads into Bedroom Four.

Bedroom Four 14'0 x 12'3

A good sized room and currently being used as a Studio/Home Office area. A double glazed window looks out to the side aspect and Velux skylight window to the roofline faces the front. The room also features an original fire place and eaves storage on one side.

Rear & Front Garden

A courtyard style rear garden, South facing and ideal for Alfresco dining, fully block paved with two planted borders and providing ample room for outdoor table and seating. Brick built outbuilding/shed and wooden shed. Historically, the garden stretched further in length, but has been reduced in size to accommodate more parking to the rear, but could be reinstated as one desires. To the front you will find a small front garden, enclosed by iron railings and an iron gate opening to a pathway leading to the front door.

Parking

Located to the rear of the property, providing enough room to accommodate three good sized vehicles.



- FOUR BEDROOM VICTORIAN END OF TERRACE
- WALKING DISTANCE TO HISTORIC OLD TOWN HIGH STREET
- WALKING DISTANCE TO MAINLINE TRAIN STATION
- SPACIOUS ACCOMMODATION ACROSS THREE FLOORS
- SOME ORIGINAL FEATURES REMAIN
- OPEN PLAN LIVING AND DINING ROOM
- KITCHEN AND OFFICE ROOM
- COURTYARD STYLE REAR GARDEN
- PARKING FOR THREE VEHICLES
- CHAIN FREE





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Total area: approx. 165.5 sq. metres (1781.6 sq. feet)

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 service, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans and included, they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing the property.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		78
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	