



Woodland Way, Stevenage SG2 8BT

AGENT HYBRID





GUIDE PRICE £650,000 - £675,000 * Agent Hybrid proudly presents this spacious four-bedroom semi-detached home, nestled in a sought-after location close to Shephalbury Park and local amenities. The current owners have owned the property for approximately 8 years, undertaking extensive renovations including layout adjustments, flooring upgrades, complete redecoration, bathroom and kitchen refurbishments, as well as converting the garage.

Upon entry, a generous hallway welcomes you, offering ample storage space for coats and shoes, complemented by wooden flooring that extends throughout the ground floor and stairs leading to the first-floor landing. The living room boasts a charming central fireplace and a large bay window, flooding the space with natural light. From the hallway, another door opens into the expansive dining room/family room, featuring bi-folding doors that seamlessly connect to the spacious rear garden. Flowing from this space is the impressive re-fitted kitchen/diner, complete with a central island, a range of fitted units, and additional bi-folding doors opening out to the garden. The garage conversion has created additional space for the kitchen, a separate utility room, and a downstairs cloakroom, while still providing storage at the front.

Ascending the stairs, you'll find a generously proportioned landing, redesigned to offer access to four double bedrooms, including a master bedroom with a private dressing area and a large bay window in the fourth bedroom. Additionally, there are two separate shower rooms and a spacious family bathroom with a roll-top bath.

Outside, the expansive rear garden is accessed through bi-folding doors from either the kitchen or the dining/family room, featuring a substantial block-paved seating area bordered by a brick wall and flower beds. A pathway leads through the lawn to the rear, where a vegetable patch and another secluded seating area await, surrounded by lush greenery providing utmost privacy.

The front of the property offers a block-paved driveway with parking space for two cars. Viewing is highly recommended for this exceptional home.

DIMENSIONS

Entrance Hallway 11'2 x 5'4 (3.40m x 1.94m)

Lounge 12'7 x 14'4 (into bay) (4.08m x 3.84m)

Family Room 19'3 x 12'3 (3.74m x 5.88m)

Kitchen/Diner 26'5 x 12'1 (8.05m x 3.69m)

Downstairs WC 5'5 x 2'7 (1.65m x 0.79m)

Utility 7'9 x 4'8 (2.35m x 1.42m)

Garage Front 12'1 x 5'8 (3.69m x 1.74m)

Bedroom 1: 14'11 x 12'1 (4.55m x 3.69m)

Dressing Room 8'3 x 4'8 (2.51m x 1.42m)

Bedroom 2: 12'7 x 12'1 (3.84m x 3.69m)

Bedroom 3: 12'2 x 11'5 (3.70m x 3.47m)

Bedroom 4: 11'5 x 14'4 (into bay) (4.12m x 3.47m)

Bathroom 8'2 x 7'7 (2.49m x 2.31m)

Shower Room 1: 8'3 x 7'2 (2.51m x 2.17m)

Shower Room 2: 7'7 x 4'8 (2.31m x 1.42m)

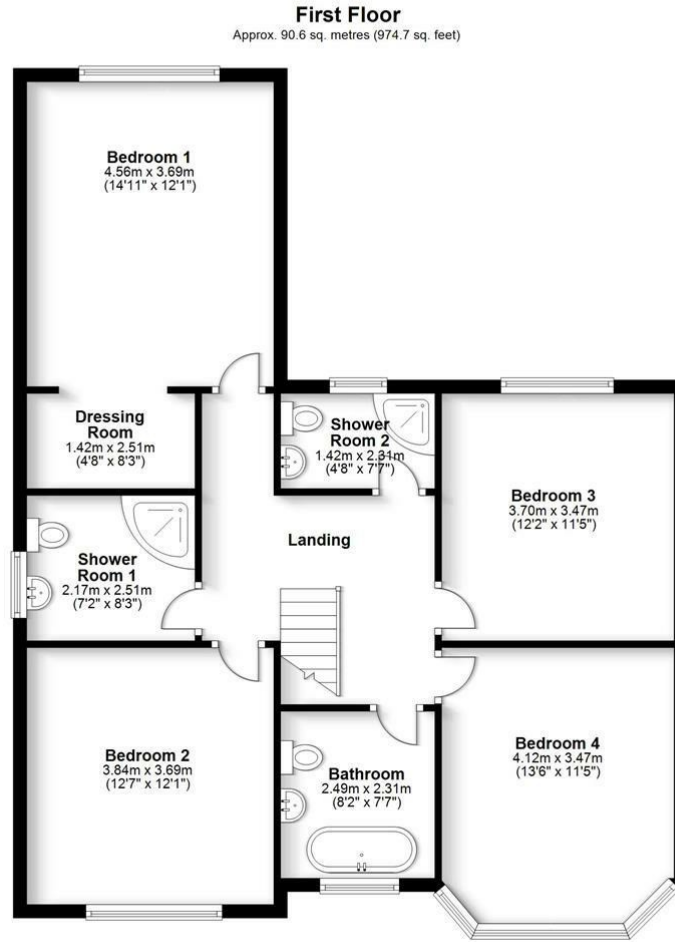


- GUIDE PRICE £650,000 - £675,000 *
SUBSTANTIAL FOUR BEDROOM SEMI
DETACHED HOME
- SET WITHIN A HIGHLY DESIRABLE LOCATION
IN CLOSE PROXIMITY TO SHEPHALBURY
PARK
- EXTENDED AND REMODELLED THROUGHOUT
- LARGE ENTRANCE HALLWAY
- WC AND UTILITY FORMING PART OF THE
GARAGE CONVERSION
- LOUNGE, SEPERATE FAMILY/DINING ROOM
AND LARGE KITCHEN WITH CENTRAL ISLAND
- FOUR DOUBLE BEDROOMS
- FAMILY BATHROOM, TWO SHOWER ROOMS
AND DRESSING ROOM TO MASTER
- HUGE PRIVATE REAR GARDEN
- STORAGE IN THE FRONT PART OF GARAGE
AND DRIVEWAY FOR TWO CARS





Woodland Way, Stevenage



Total area: approx. 181.1 sq. metres (1949.5 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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