

Fishers Green Road
Stevenage | SG1 2PB

AGENT HYBRID

Guide Price £425,000 - £440,000



GUIDE PRICE: £425,000 - £440,000 * Agent Hybrid is pleased to present this well maintained four-bedroom terraced home, constructed in 2017, situated in the sought-after Fishers Green area. Conveniently located, it's just a short stroll to the historic old town high street and the Stevenage mainline train station, offering fast links into London.

Upon entering, you're welcomed by a charming hallway providing access to the lounge and stairs leading to the first floor. The lounge boasts a generously sized bay window, while a door in the inner lobby leads to the spacious downstairs WC and the expansive kitchen/diner, offering direct access to the rear garden.

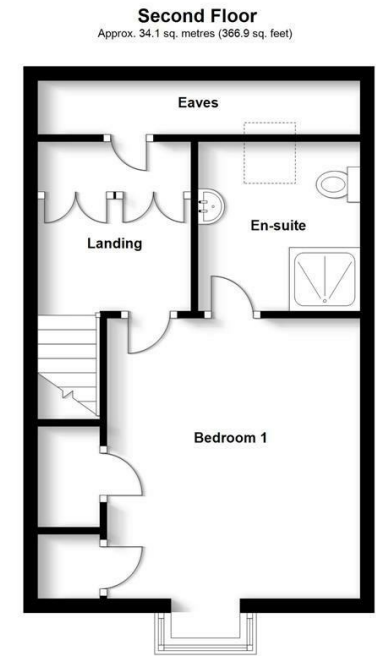
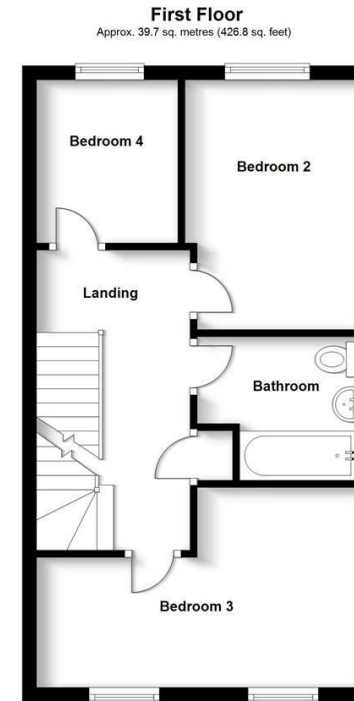
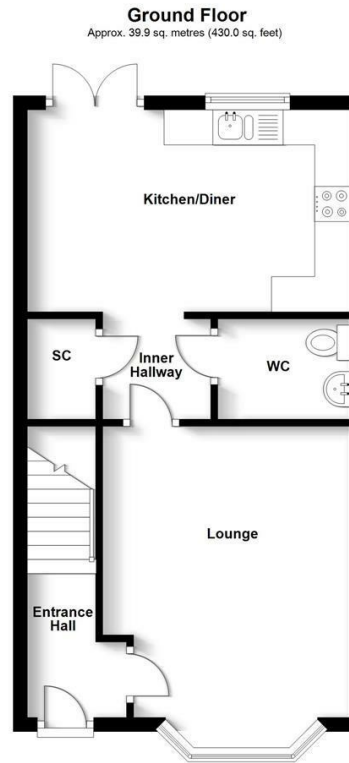
Ascending the stairs brings you to a well-proportioned landing on the first floor, where three generous sized bedrooms and the family bathroom are located.

Continuing upwards, the stairs lead to the top floor, featuring a sizable landing utilised as a dressing area with bespoke wardrobes and a dwarf door to full width eaves space, and a door leading to the master bedroom, which also features a custom-built wardrobe and an en-suite shower room.

French doors from the kitchen open onto a secluded low maintenance rear garden with a seating area and artificial lawn, complete with gated access to the rear where two designated parking spaces are situated.

- Entrance Hallway - 4'8 width
- Lounge - 11'7 x 15'1 into bay
- Kitchen- 9'7 X 15'3
- Inner Lobby - 5'3 x 5'1
- DSWC - 4'9 X 6'2
- Bedroom 4 - 6'7 x 7'8
- Bedroom 3 - 8'8 x 11'9
- Bedroom 2 - 10'2 x 15'0
- Bathroom - 6'8 x 7'9
- Landing Area - 7'1 x 5'3
- Bedroom 1 - 11'4 x 15'7 max
- En-Suite - 7'7 x 7'7

There is an annual maintenance charge of approximately £300, for the upkeep of the area.



Total area: approx. 113.7 sq. metres (1223.7 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 |
| 87 | 96 |

Very energy efficient - lower running costs
(92 plus) **A**
(81-91) **B**
(69-80) **C**
(55-68) **D**

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