



Fairview Road
Stevenage | SG1 2NR

AGENT HYBRID

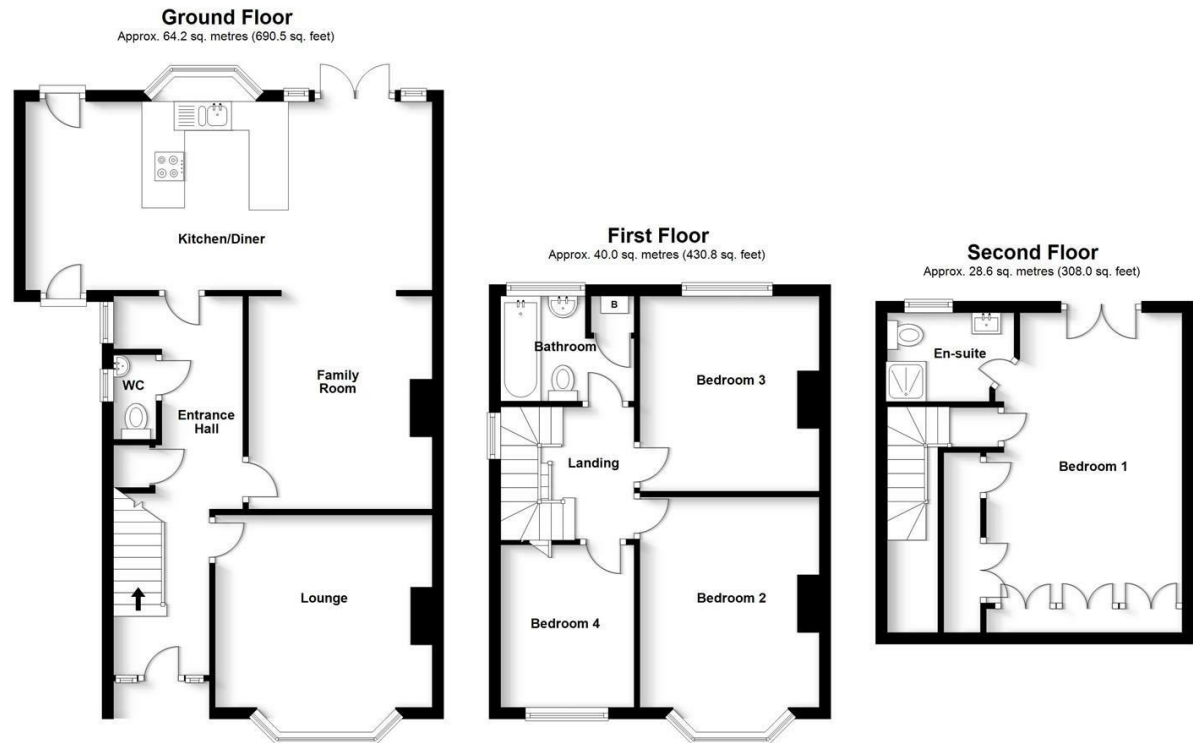
£625,000



Agent Hybrid welcomes to the market, a Four Bedroom Semi Detached Home, located on the sought after road of Fairview Road, Stevenage and benefiting from a 150ft Rear Garden. The property is situated just one mile walk away from Stevenage Mainline Train Station, providing fast links to London Kings X and St Pancras Stations. Owned by the current occupiers for just over ten years, they have created a new Master Bedroom within the loft space, featuring a Juliet style balcony, enjoying views to the rear and benefits from the addition of an En-Suite. The house was already extended at ground level in the 80's, creating a large Kitchen/Dining space, on top of the existing ground floor accommodation of a bay fronted Lounge and a Family Room (former dining room). Downstairs also features an extensive entrance hallway and a Downstairs WC. Stairs rise to the first floor landing, where you will find a Modern Family Bathroom a Three Double Bedrooms. Externally, the property benefits from a West facing Rear Garden extending approximately 150ft in length, with a patio seating area extensive lawn. To the front you will find a Block Paved Driveway for two cars.

DIMENSIONS

- Entrance Hallway 21'7 x 7'6 (max to max)
- Downstairs WC
- Lounge 12'5 x 13'3 into bay
- Family Room 12'2 x 10'6
- Kitchen/Diner 23'3 x 10'9
- Bedroom 2: 10'5 x 14'3 into bay
- Bedroom 3: 11'1 x 10'5
- Bedroom 4: 9'1 x 7'8
- Family Bathroom 7'7 x 6'0
- Bedroom 1: 16'7 x 10'8
- En-Suite 7'0 x 5'2



Total area: approx. 132.8 sq. metres (1429.3 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 | | |
| | 68 | 81 |

Agent Hybrid

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