

Stony Croft
Stevenage | SG1 3TN

AGENT HYBRID

**Guide Price £350,000 -
£375,000**



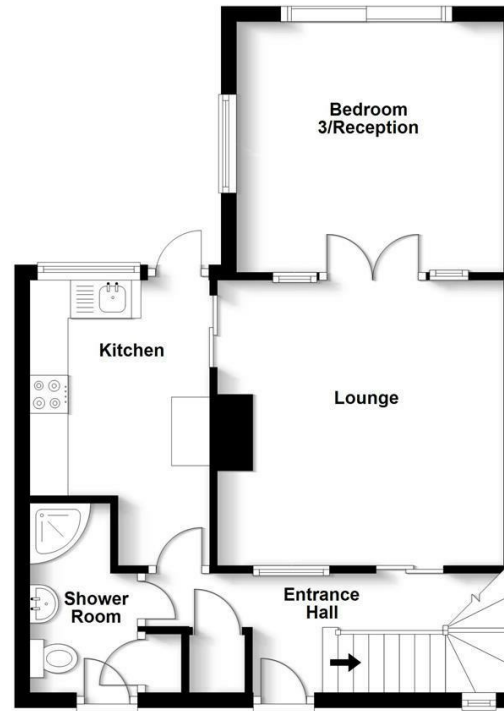
Agent Hybrid welcomes to the market a CHAIN FREE, Two/Three Bedroom Terraced Home, situated within walking distance of the Old Town High Street and just 0.8 mile of walk to Stevenage Mainline Train Station, providing fast links to London Kings Cross and St Pancras Stations. Accommodation briefly comprises of. An Entrance Hallway, with doors opening to a Downstairs Shower Room and the Kitchen, comprising oak style units, complimented by granite work surfaces. Contemporary sliding glass doors from the kitchen and entrance hall open to reveal a good sized square Lounge. Partially glazed double doors open to step down into a single storey rear extension, currently being used as a third bedroom, but equally be useful as dining room or a room of other choice. The room features a vaulted ceiling, double glazed window to the side and a patio sliding door opening to the rear garden. Stairs rise to the first floor landing where you will find the Bathroom, separate WC and Two Large Double Bedrooms, one with its own sink and both with fitted wardrobes. Externally, the property benefits from a Private Rear Garden, with patio seating area, lawn and a summer house/storage shed. To the front you will find a Block Paved Driveway for up to three cars, side by side.

DIMENSIONS

- Entrance Hallway 16'0 x 5'2
- Downstairs Shower Room 8'2 x 4'8
- Kitchen 12'3 x 7'9
- Lounge 12'4 x 12'3
- Bedroom 3/Reception 11'6 x 10'9
- Bedroom 1: 12'5 x 10'9
- Bedroom 2: 12'5 x 10'0
- Bathroom 5'4 x 4'8
- Separate WC

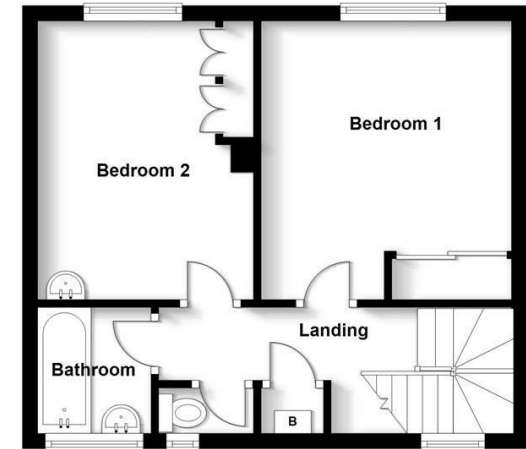
Ground Floor

Approx. 45.5 sq. metres (489.6 sq. feet)



First Floor

Approx. 33.6 sq. metres (361.7 sq. feet)



Total area: approx. 79.1 sq. metres (851.3 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		67	80
(55-68) D			

Agent Hybrid

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