



Hilton Close  
Stevenage | SG1 2SU

AGENT HYBRID

£740,000



Agent Hybrid proudly presents a move-in ready, four/five bedroom detached family home featuring a fully detached annexe, situated in a prime location within walking distance of the Historic Old Town High Street and Stevenage Mainline Train Station. The accommodation briefly comprises an entrance lobby with doors leading to a re-fitted downstairs WC and a large front-facing lounge. A door from the lounge leads into an open-plan kitchen/dining area, boasting contemporary white gloss units and ample space for a sizable dining table and chairs. Bi-fold doors open to reveal a generous conservatory/family room with views over the rear garden. Stairs rise to the first-floor landing, where you will find a re-fitted, high-spec family bathroom, four good-sized bedrooms, and a re-fitted en-suite to the master bedroom. Externally, the property features a private rear garden bordered by mature shrubbery, a large patio seating area, and a lengthy driveway at the front accommodating at least three cars. The highlight of this home is the fully detached annexe in the rear garden, created by converting and extending the existing garage. The annexe includes a good-sized lounge/kitchen area, a shower room, and a double bedroom. It benefits from its own entrance, with bi-fold doors that open to share the rear garden with the main house.

Viewing is highly recommended to fully appreciate this fantastic home.

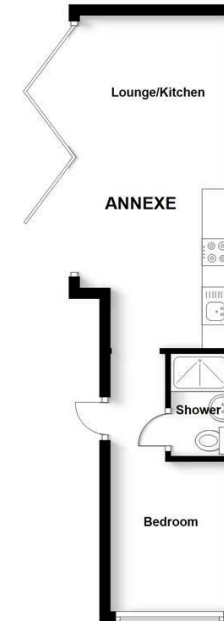
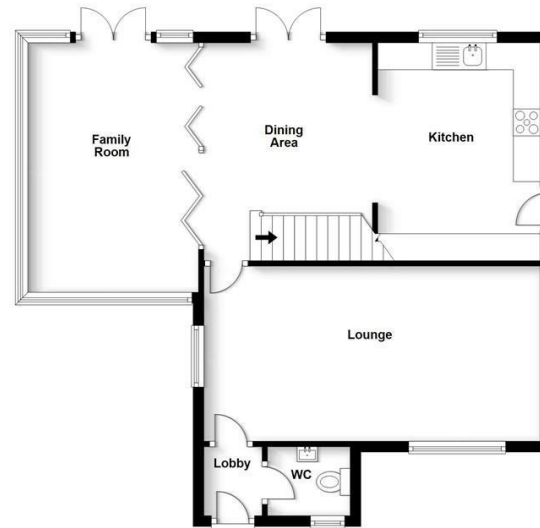
**DIMENSIONS**

- Entrance Lobby
- Downstairs WC
- Lounge 20'6 x 10'8
- Dining Area 13'3 x 10'3
- Kitchen 13'3 x 9'4
- Family Room 15'2 x 10'5
- Bedroom 1: 11'11 x 11'2
- En-Suite
- Bedroom 2: 10'3 x 8'9
- Bedroom 3: 9'4 x 6'8
- Bedroom 4: 10'7 x 7'1
- Family Bathroom

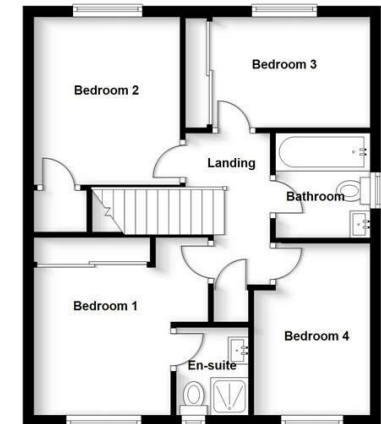
**ANNEXE**

- Lounge/Kitchen Area 20'3 x 9'1
- Bedroom 9'2 x 7'3
- Shower Room

**Ground Floor**  
Approx. 92.3 sq. metres (993.9 sq. feet)



**First Floor**  
Approx. 46.2 sq. metres (497.1 sq. feet)



Total area: approx. 138.5 sq. metres (1491.0 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) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	

**Agent Hybrid**

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