



Harvest Lane
Stevenage | SG2 7RD

AGENT HYBRID

**Guide Price £400,000 -
£425,000**

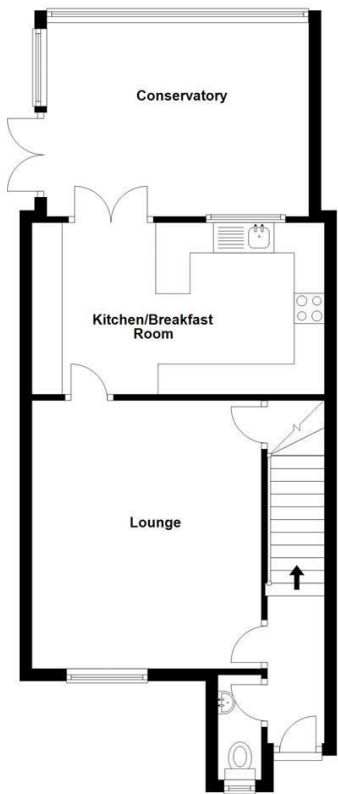


Agent Hybrid proudly presents this well-presented, three-bedroom semi-detached home located in a popular, private cul-de-sac in Chells Manor. The accommodation begins with an entrance hallway, which has doors leading to a downstairs WC and a good-sized lounge. From here, you enter the kitchen/breakfast room, fitted with contemporary oak shaker-style units that provide ample storage and breakfast bar seating. The kitchen also features integral appliances, including a washing machine, dishwasher, and fridge/freezer. A new combi boiler (2 years) is located in the kitchen, freeing space within the first floor airing cupboard for storage. Double oak-style glazed doors open to a large conservatory, which benefits from underfloor heating and is spacious enough to accommodate a dining table, chairs, and additional seating. Stairs rise to the first-floor landing, where you will find a fully tiled family bathroom and three good-sized bedrooms, two of which come with fitted wardrobes. Externally, the property features a fully paved, westerly-facing rear garden and a southerly-facing lawned side garden. Convenient gated access leads to the front and a public pathway to the side. Additionally, there is a single garage en-bloc at the front, with a driveway in front. Viewing is highly recommended.

DIMENSIONS

- Entrance Hallway
- Downstairs WC
- Lounge 13'8 x 12'3
- Kitchen/Breakfast Room 15'6 x 8'9
- Conservatory 13'7 x 10'7
- Bedroom 1: 9'7 x 9'1
- Bedroom 2: 10'9 x 7'6
- Bedroom 3: 7'8 x 7'4
- Family Bathroom

Ground Floor
Approx. 52.4 sq. metres (564.4 sq. feet)



First Floor
Approx. 34.5 sq. metres (371.6 sq. feet)



Total area: approx. 87.0 sq. metres (936.0 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) A	86
(81-91) B	
(69-80) C	
(55-68) D	
66	

Agent Hybrid
57 High Street, Stevenage, Hertfordshire, SG1 3AQ
Tel: 01438 870673 - enquiries@agenthybrid.co.uk
www.agenthybrid.co.uk

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