



Ryders Hill
Stevenage | SG1 6BL

AGENT HYBRID

**Guide Price £500,000 -
£525,000**



Agent Hybrid welcomes to the market, a well presented, Four Bedroom Link Detached Family Home, located in the heart of the ever popular, Great Ashby area of Stevenage. Accommodation briefly comprises of. An Entrance Hallway, with doors leading to a Downstairs WC and a good sized, front facing Lounge. An opening flows into a Separate Dining Area and in turn leading into the Kitchen. The kitchen is fitted with contemporary beech style units, contrasting black work top and complimented by a tiled splash back. French doors from the dining area lead out to the addition of a Conservatory, enjoying views over the Private Rear Garden. Stairs rise to the first floor landing, where you will find the Family Bathroom and Four Good Sized Bedrooms. The master bedroom enjoys a Re-Fitted En-Suite and fitted wardrobes. Externally, the property benefits from a North West facing rear garden, featuring a patio seating area, lawn and a retaining feature wall. To the side you will find an Attached Single Garage, with Driveway in front. Viewing comes highly recommended.

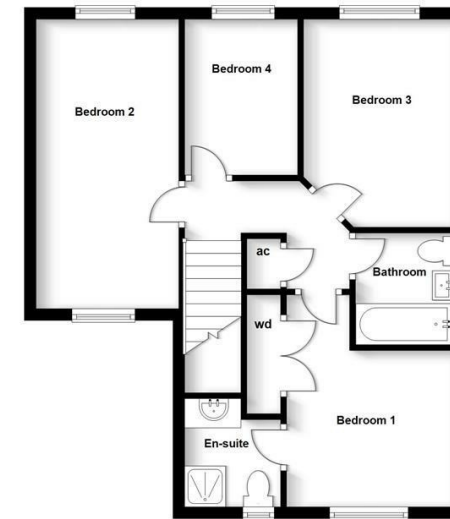
DIMENSIONS

- Entrance Hallway
- Downstairs WC
- Lounge 15'2 x 11'1
- Dining Area 11'4 x 7'1
- Kitchen 11'0 x 6'9
- Conservatory 12'2 x 6'5
- Bedroom 1: 11'7 x 10'0 (max to max)
- En-Suite
- Bedroom 2: 16'0 x 8'0
- Bedroom 3: 9'5 x 8'1
- Bedroom 4: 8'4 x 6'1
- Family Bathroom

Ground Floor
Approx. 61.1 sq. metres (658.0 sq. feet)



First Floor
Approx. 51.1 sq. metres (549.9 sq. feet)



Total area: approx. 112.2 sq. metres (1207.9 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		85
(81-91) B		
(69-80) C	70	
(55-68) D		

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