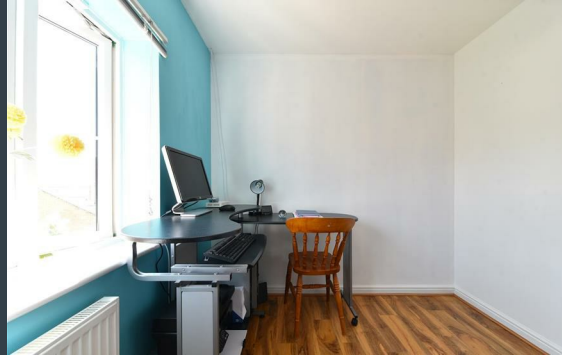




Great Gables  
Stevenage | SG1 6GL

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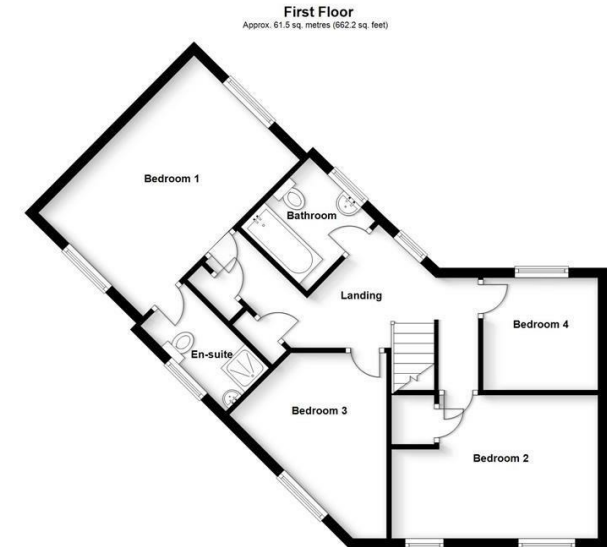
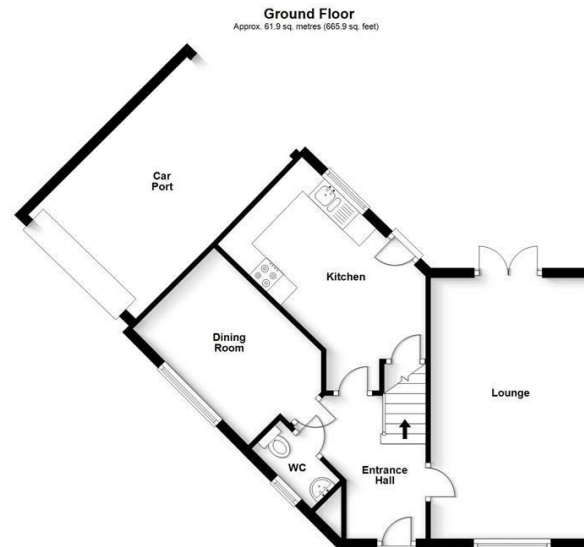
Offers Over £450,000



Agent Hybrid welcomes to the market a CHAIN FREE, well-presented, four-bedroom semi-detached home located in the heart of Great Ashby. This property is situated within the catchment area of the highly regarded and sought-after Round Diamond Junior School and is within walking distance of 'The Neighbourhood Centre,' which offers an array of day-to-day amenities. The accommodation comprises an entrance hallway with doors leading to a downstairs WC, a separate dining room, a modern kitchen/breakfast room, and a good-sized dual-aspect lounge. Stairs rise to the first-floor landing, where you'll find a modern family bathroom, four good-sized bedrooms, and a modern en-suite to the master bedroom. Externally, the property boasts a private, triangular-shaped rear garden, which is low maintenance and perfect for al-fresco dining. A carport and driveway with space for two cars further enhance this fantastic home.

**DIMENSIONS**

- Entrance Hallway - 9'8 max x 9'4 max
- Downstairs WC - 5'9 x 2'8
- Lounge - 17'8 x 10'9
- Dining Room - 12'2 x 7'9
- Kitchen - 15'8 max x 9'6
- Bedroom 1 - 9'6 x 14'6
- En-Suite - 7'7 x 5'0
- Bedroom 2 - 14'4 x 9'9
- Bedroom 3 - 13'9 max x 13'6
- Bedroom 4 - 7'9 x 7'8
- Bathroom - 6'4 x 6'9
- Car Port



Total area: approx. 123.4 sq. metres (1328.1 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>	<b>87</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
<b>77</b>	

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

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