

The Cottage, Todds Green, Stevenage Road  
Stevenage | SG1 2JE

AGENT HYBRID

# £550,000



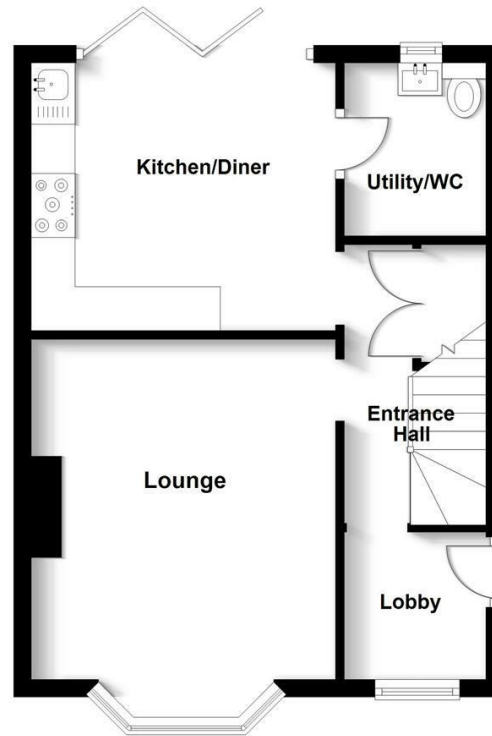
Agent Hybrid welcomes to the market a CHAIN FREE, fully refurbished, characterful, three-bedroom semi-detached home located in the sought-after hamlet of Todds Green. The property has been carefully improved by the current owners, providing a contemporary, move-in ready aesthetic throughout. The accommodation begins with an entrance lobby featuring exposed brickwork and an opening leading into the entrance hallway. The entrance hallway boasts herringbone-style flooring that seamlessly flows into a good-sized, bay-fronted lounge, complete with a log burner, marble hearth, and mantelpiece. The stylish kitchen on the ground floor features striking patterned tiled flooring, contrasting grey and olive green shaker-style units, and chef-style countertops with green stripe tiled splashbacks. Bi-fold doors open to reveal the rear garden, and a further door leads to a combined utility/WC. Stairs rise to the first-floor landing, where you'll find three good-sized bedrooms and a fully metro-tiled family bathroom. Externally, the property benefits from a large, west-facing rear garden featuring a contemporary patio seating area that steps down to the lawn. There is another hard-standing area at the far end of the garden, ideal for a home office or additional patio space. The front of the property offers a gravel driveway that can accommodate at least three cars. Viewing is highly recommended to fully appreciate this charming home.

## DIMENSIONS

- Entrance Lobby 5'5 x 5'4
- Entrance Hallway 10'5 x 5'4
- Lounge 15'2 x 11'5
- Kitchen/Diner 11'5 x 10'0
- Utility/WC 6'7 x 5'5
- Bedroom 1: 13'1 x 11'6
- Bedroom 2: 10'2 x 8'9
- Bedroom 3: 8'4 x 6'8
- WC Area 5'6 x 2'3
- Family Bathroom 6'6 x 5'3

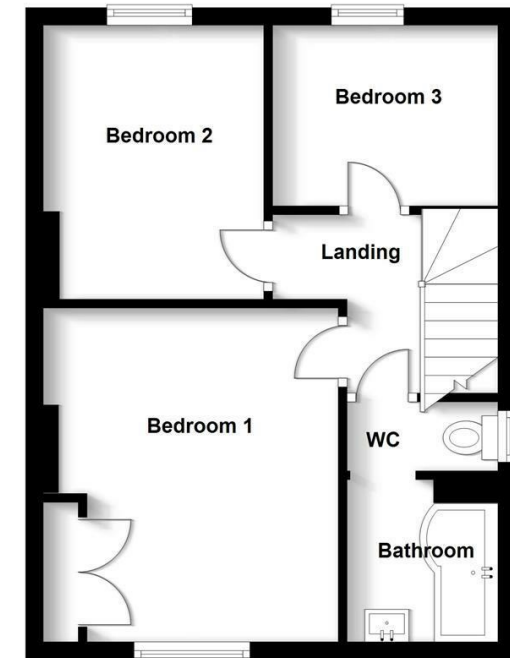
## Ground Floor

Approx. 36.8 sq. metres (395.6 sq. feet)



## First Floor

Approx. 36.5 sq. metres (392.8 sq. feet)



Total area: approx. 73.2 sq. metres (788.4 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>84</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
<b>71</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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