The Beacons
Stevenage | SG1 6EB
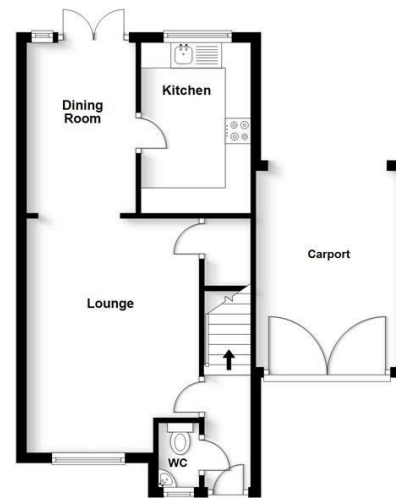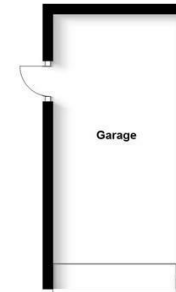
AGENT HYBRID

Guide Price £400,000 - £425,000

GUIDE PRICE £400,000 - £425,000 * Agent Hybrid welcomes to the market, a CHAIN FREE, Four Bedroom Family Home located in the heart of Great Ashby and within the catchment of the highly regarded, Round Diamond Junior School. The property is ideally situated at the end of a Private Cul-De-Sac and fronts onto a bridle path. Accommodation briefly comprises of. An Entrance Hallway, with doors leading to a Downstairs WC and a good sized Lounge. The lounge openly flows into a Separate Dining Area and in turn leads into a modern Kitchen. Stairs rise to the first floor landing, where you will find the Family Bathroom and Four Good Sized Bedrooms. The master bedroom comes complete with fitted wardrobes and an En-Suite. Externally, the property benefits from a completely private Rear Garden, a Carport/Driveway for two tandem parked cars and a Detached Single Garage. Viewing comes highly recommended.
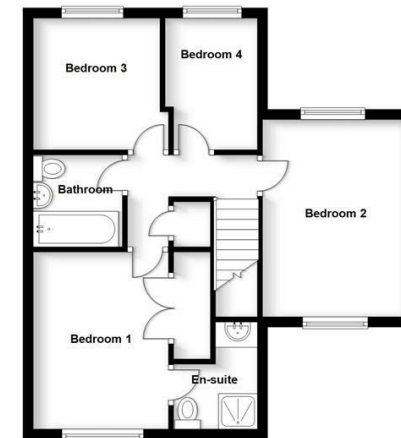
DIMENSIONS

Entrance Hallway
Downstairs WC
Lounge 15'2 x 11'6
Dining Area 12'1 x 7'1
Kitchen 11'0 x 7'1
Bedroom 1: 11'6 x 9'7
En-Suite
Bedroom 2: 12'9 x 9'2
Bedroom 3: 8'1 8'0
Bedroom 4: 8'6 x 6'1
Family Bathroom 6'0 x 5'9
Garage 17'1 x 8'2

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	74	
(55-68) D		

Ground Floor
Approx. 61.2 sq. metres (659.2 sq. feet)

Garage

First Floor
Approx. 47.0 sq. metres (506.1 sq. feet)

Dining Room
Kitchen
Lounge
Carport
WC

Bedroom 3
Bedroom 4
Bathroom
Bedroom 2
Bedroom 1
En-suite

Total area: approx. 108.3 sq. metres (1165.3 sq. feet)

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

AGENT HYBRID