



The Beacons
Stevenage | SG1 6EB

AGENT HYBRID

**Guide Price £400,000 -
£425,000**

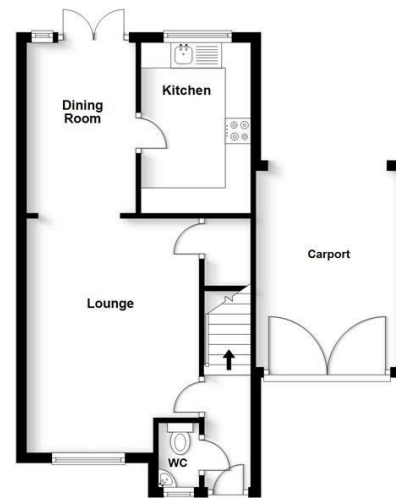
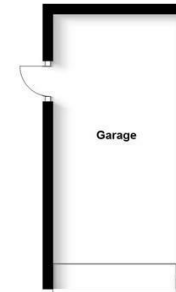


GUIDE PRICE £400,000 - £425,000 * Agent Hybrid welcomes to the market, a CHAIN FREE, Four Bedroom Family Home located in the heart of Great Ashby and within the catchment of the highly regarded, Round Diamond Junior School. The property is ideally situated at the end of a Private Cul-De-Sac and fronts 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.

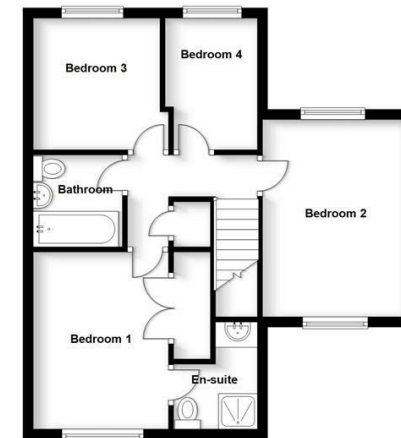
DIMENSIONS

- 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

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



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



Total area: approx. 108.3 sq. metres (1165.3 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	87
(81-91) B	
(69-80) C	
(55-68) D	
74	

Agent Hybrid

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