



Glanville Crescent
Stevenage | SG1 4FW

AGENT HYBRID

**Guide Price £375,000 -
£400,000**



GUIDE PRICE £375,000 - £390,000 * Agent Hybrid is delighted to present this Extended and well-presented two-bedroom semi-detached home, located in the sought-after Chrysalis Park area of Stevenage, nestled between the popular neighborhoods of Great Ashby and Chells Manor. The accommodation briefly comprises a welcoming entrance hallway, with doors leading to a re-fitted downstairs WC and a modern kitchen. The spacious lounge flows seamlessly into a separate dining/family area (extension) featuring Velux skylight windows and French doors that open onto the rear garden. An internal door provides access to the rear portion of a partial garage conversion, currently utilised as a third (guest) bedroom and a home office area. Approximately one-third of the front garage space remains available for storage. Stairs rise to the first-floor landing, where you'll find a modern bathroom and two equally sized, well-proportioned bedrooms, both featuring fitted wardrobes. Externally, the property benefits from a generously sized rear garden with a patio seating area & low-maintenance artificial lawn and a Driveway for one car in front of the garage. The property features solar panels to the front and rear roof lines. Viewing is highly recommended to fully appreciate this lovely home.

DIMENSIONS

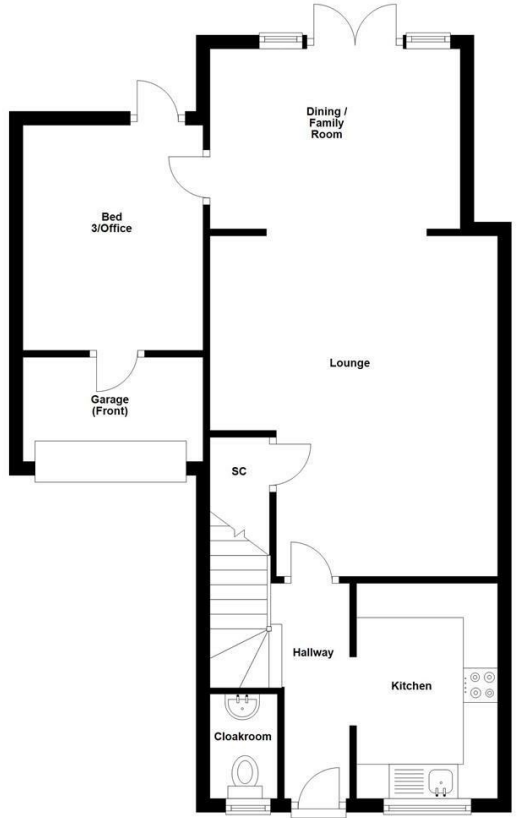
- Entrance Hallway
- Downstairs WC
- Kitchen 10'3 x 6'9
- Lounge 16'3 x 13'9
- Dining/Family Room (extension) 11'3 x 8'8
- Guest Room/Home Office (rear of garage) 10'9 x 8'6
- Storage (front of garage) 10'9 x 7'6
- Bedroom 1: 14'1 x 10'6
- Bedroom 2: 14'1 x 9'7
- Bathroom

N.B.

There is an estate charge of approx. £85.00 per annum.

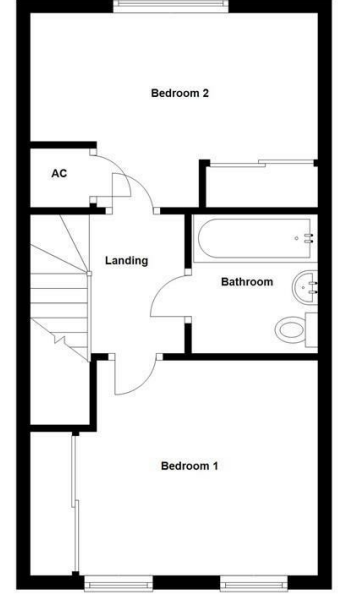
Energy Efficiency Rating	
Current	Potential
 (92 plus) A (81-91) B (69-80) C (55-68) D	77 90

Ground Floor
Approx. 620.4 sq. feet



Total area: approx. 990.2 sq. feet

First Floor
Approx. 369.8 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.

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