



Letchmore Road, Stevenage

AGENT HYBRID

GUIDE PRICE £550,000 - £565,000 * Agent Hybrid is delighted to present this extensively extended and beautifully modernised three-bedroom, semi-detached Victorian home, located in one of the most sought-after areas of the Old Town. Situated directly opposite the prestigious 'OUTSTANDING RATED' Letchmore Infant School, and just a two-minute stroll from the charming High Street, this property is perfectly placed.

Upon entering, you're greeted by a welcoming hallway adorned with classic chequered tiled flooring and ornate radiators that evoke the period charm found throughout the home. The hallway extends to doors leading to a re-fitted downstairs WC and a spacious lounge, featuring a stunning bay window and double doors that open onto the rear garden, bathing the room in natural light. Returning to the hallway, you'll find an opening into the open-plan dining area, where a carpeted space boasts a large front-facing window and an inviting feature fireplace with a log burner. Oak flooring flows seamlessly through the central seating area, passing the staircase and into the modern, vintage-style kitchen, equipped with base and eye-level cabinets, a ceramic butler sink, treated oak work surfaces, patterned tiled splashbacks, a roof lantern window, and an adjoining utility room.

Ascending the stairs to the first floor, you'll find three spacious pathways: the cosy third bedroom, a generous second bedroom with fitted wardrobes, and the landing leading to the master suite. The master bedroom features both a bay window at the front and an additional window at the rear, with doors opening into a modern en-suite shower room and a walk-in wardrobe. The four-piece family bathroom is also accessible from the landing.

The secluded rear garden offers tranquillity, backing onto the quiet Letchmore Park, with a patio leading to a lawn, a corner decked seating area beneath a pergola, and access to a separate office with its own WC.

At the front of the property, a stoned shingle driveway provides parking for two cars. Viewing this impressive home is highly recommended!

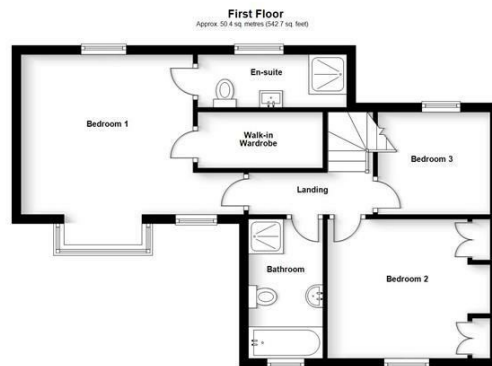
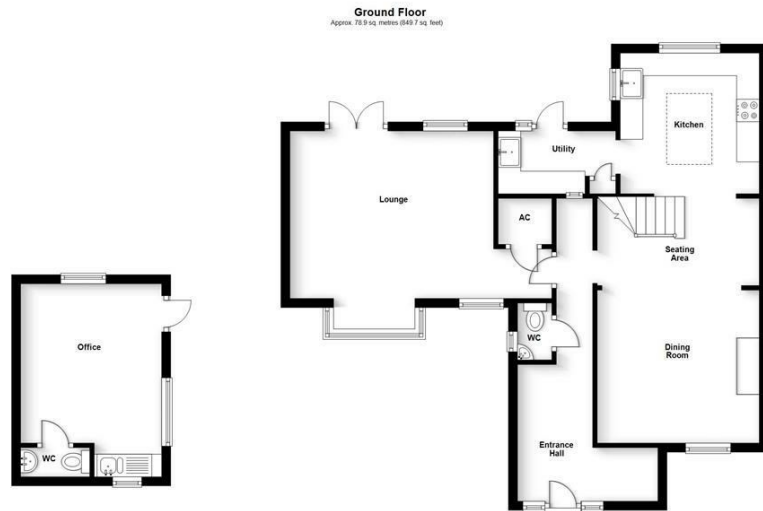
Entrance Hallway - 4'9 x 21'7
WC - 3'6 x 2'6
Lounge - 14'9 into bay x 19'0 max
Dining Room - 11'9 x 11'0
Seating area - 7'5 x 12'3
Kitchen - 10'5 x 10'2
Utility Room - 8'9 x 5'5
Landing
Bedroom 1 - 12'9 x 14'6 into bay
En-Suite - 10'2 x 4'1
Bedroom 2 - 10'8 x 11'3
Bedroom 3 - 7'7 x 8'2
Bathroom - 5'9 x 11'1





- GUIDE PRICE £550,000 - £565,000 *
- EXTENDED THREE BEDROOM SEMI DETACHED HOME
- SET IN A HIGHLY DESIRABLE LOCATION, WALKING DISTANCE TO THE OLD TOWN HIGH STREET
- ENTRANCE HALLWAY AND DSWC
- LOUNGE WITH BAY FEATURE WINDOW
- DINING ROOM WITH BAY FEATURE WINDOW AND LOG BURNER
- MODERN KITCHEN AND SEPARATE UTILITY ROOM
- THREE DOUBLE BEDROOMS
- FOUR PIECE FAMILY BATHROOM AND EN-SUITE AND WALK IN WARDROBE TO MASTER
- BEAUTIFULLY PRIVATE REAR GARDEN
- DETACHED OFFICE AND DRIVEWAY FOR TWO CARS





Total area: approx. 129.4 sq. metres (1392.4 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) A		
(81-91) B		79
(69-80) C		
(55-68) D	62	
(39-54) E		

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