



Drury Lane  
Stevenage | SG1 4RA

AGENT HYBRID

**Guide Price £415,000 -  
£425,000**



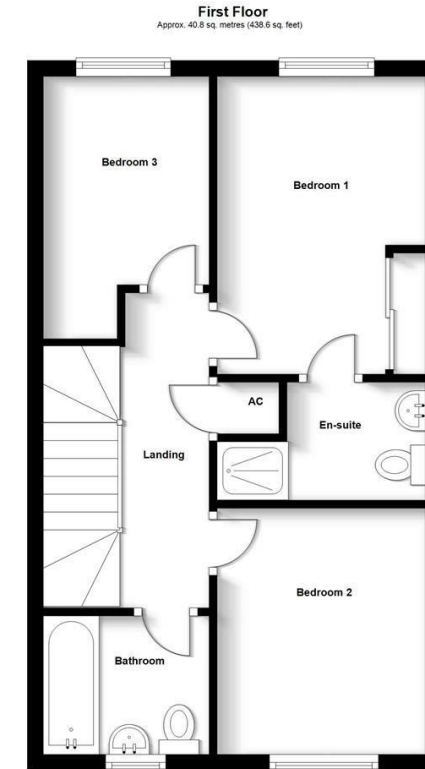
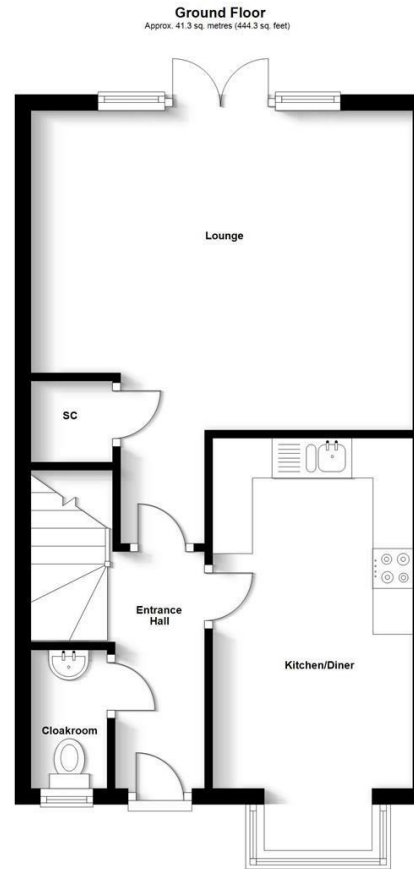
Agent Hybrid welcomes to the market, a well presented, Three Bedroom Semi Detached Home, located in a Private Cul-De-Sac turning within the Chrysalis Park area, falling between Chells Manor and Great Ashby. Accommodation briefly comprises of. An Entrance Hallway, with doors leading to a Downstairs WC and a bay fronted, modern Kitchen/Diner, featuring cream gloss units and benefiting from integral washing machine and dishwasher. Furthermore, downstairs features a large Lounge, with French doors opening to the rear garden. Stairs rise to the first floor landing where you will find Three Good Sized Bedrooms and Modern Family Bathroom. Bedroom One comes complete with fitted wardrobes and an En-Suite. Externally, the property benefits from a generous sized Rear Garden, mainly laid to lawn, but also accommodating a good sized patio seating area. A single detached garage falls to left hand sized, whilst enjoying a larger than average Driveway to accommodate up to three cars. Viewing is recommended.

### DIMENSIONS

- Entrance Hallway
- Downstairs WC
- Kitchen/Diner 17'9 into bay x 7'9
- Lounge 17'8 x 15'5 (max to max)
- Bedroom 1: 12'1 x 8'2
- En-Suite
- Bedroom 2: 10'0 x 8'2
- Bedroom 3: 10'7 x 6'4 (max to max)
- Family Bathroom

There is an annual maintenance charge of approximately £90 for the upkeep of the area.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		



Total area: approx. 82.0 sq. metres (882.9 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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