



Gonville Crescent, Stevenage

AGENT HYBRID

Guide Price: £400,000 - £415,000

Agent Hybrid is delighted to present this spacious and extended three-bedroom end-of-terrace home, nestled in a highly desirable location within walking distance to various local amenities, as well as several popular primary and secondary schools.

Upon entering, you're welcomed into a porch/entrance hallway equipped with a convenient storage cupboard for coats and shoes. From here, doors lead to both the utility area and the lounge. The utility area provides access to a cosy nook beneath the stairs, currently serving as a space for a beloved 'four-legged friend,' and leads to the modern kitchen. The kitchen boasts an array of base and eye-level cupboards and flows seamlessly into the dining room. A charming central fireplace separates the lounge from the dining room, and French doors in the dining area open onto the garden, allowing natural light to fill the space.

Upstairs, a spacious landing connects to all rooms. The main bedroom features built-in wardrobes with sliding doors and an additional storage cupboard. Bedroom two is generously sized, offering ample space for a double bed and extra furniture, while bedroom three, fitted with storage over the stairs, is currently used as a home office. The modern, four-piece bathroom is equipped with a corner shower cubicle, WC, vanity sink, and bath.

Outside, the property offers a beautifully maintained, large rear garden with a full-width patio seating area. A central pathway leads to the rear, where you'll find a newly constructed summer house with the potential for power supply.

At the front, the block-paved driveway provides ample parking for multiple vehicles.

ENTRANCE PORCH/HALLWAY

INNER LOBBY/UTILITY AREA - 5'9 X 8'9

KITCHEN - 10'9 X 10'6

LOUNGE - 11'6 X 9'1

DINING ROOM - 9'9 X 9'4

LANDING

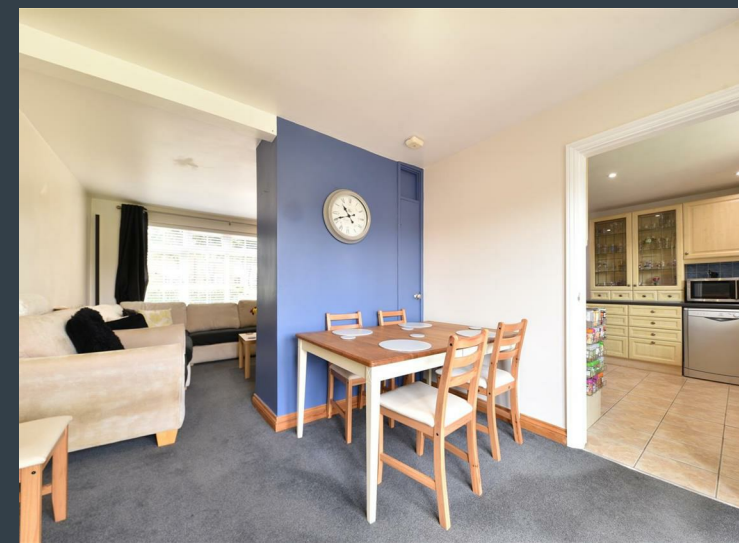
BEDROOM 1 - 11'5 X 11'2

BEDROOM 2 - 9'5 X 12'8

BEDROOM 3 - 6'1 X 11'2

BATHROOM - 5'4 X 8'2

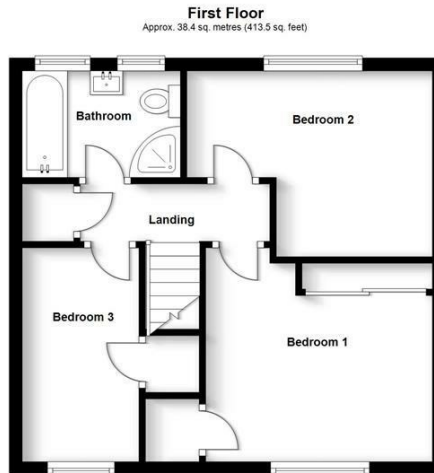
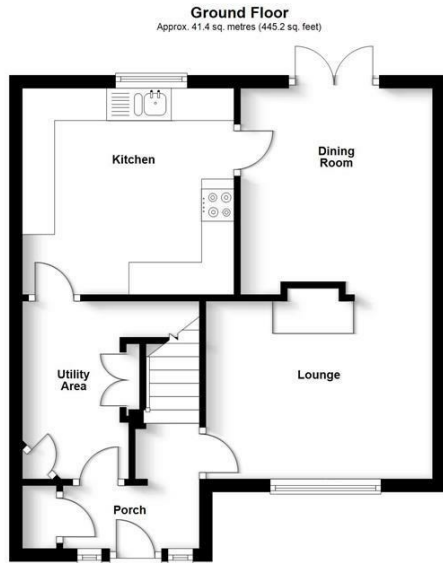
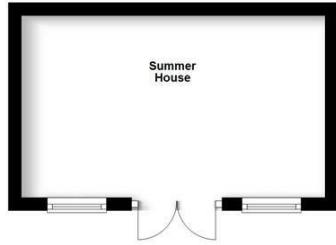
SUMMER HOUSE - 15'5 X 9'2





- GUIDE PRICE £400,000 - £415,000
- THREE BEDROOM END OF TERRACE HOME
- SOUGHT AFTER LOCATION CLOSE TO A SELECTION OF SCHOOLS
- EXTENDED ENTRANCE HALLWAY/PORCH
- MODERN KITCHEN
- LOUNGE AND SEPARATE DINING ROOM
- THREE DOUBLE BEDROOMS
- FOUR PIECE MODERN BATHROOM
- LARGE REAR GARDEN WITH SUMMER HOUSE
- DRIVEWAY FOR MULTIPLE CARS





Total area: approx. 79.8 sq. metres (858.7 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		83
(69-80) C	69	
(55-68) D		
(39-54) E		

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