



Mandeville
Stevenage | SG2 8JN

AGENT HYBRID

£475,000

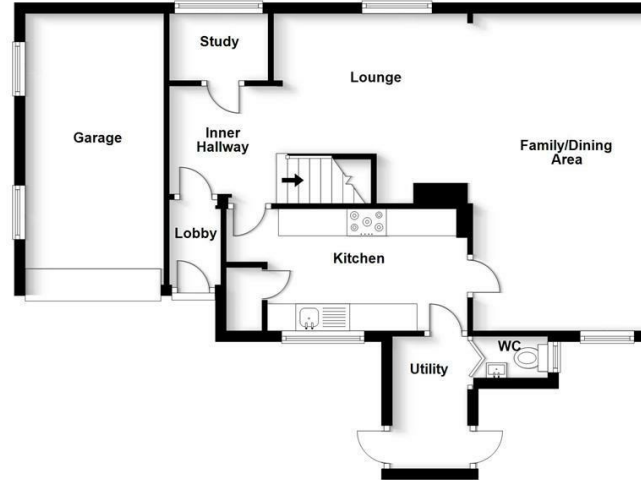


Agent Hybrid is pleased to bring to the market this CHAIN FREE and deceptively spacious three-bedroom link detached home, situated on a private road in Broadwater. The accommodation briefly comprises: An entrance lobby with a door leading into a welcoming inner hall. From here, access to a study/home office is provided, while a step down leads into a generously sized lounge, which seamlessly flows into an extensive family/dining room stretching across the rear of the property. Doors from both the hall and dining area open into the kitchen, fitted with mahogany-style shaker units, a separate eye-level oven/grill, and an integrated dishwasher. An inner door leads to a practical utility area, which benefits from a downstairs WC. Conveniently, doors provide through-access to both the front and rear of the house. Stairs rise to the first-floor landing, where you'll find a separate WC, a modern four-piece family bathroom, and three well-proportioned bedrooms. Two of the bedrooms feature ample fitted wardrobe space, while the bathroom boasts a large airing cupboard within the roof eaves for extra storage. Externally, the property enjoys an attractive south-east-facing rear garden, complete with a raised decked seating area with a pergola and a summer house at the far end. To the front, there is an attached garage with an electric shutter door and a driveway with space for 4-5 cars. Viewing is highly recommended to fully appreciate this spacious and well-presented home.

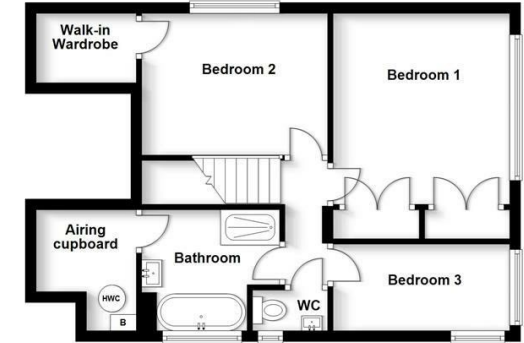
DIMENSIONS

- Lobby 5'2 x 3'2
- Inner Hall 6'7 x 6'6
- Study/Home Office 6'2 x 4'1
- Lounge area 11'6 x 11'6
- Family/Dining Room 20'0 x 10'9
- Kitchen 14'8 x 7'5
- Utility 8'1 x 4'7
- Downstairs WC 4'7 x 2'6
- Bedroom 1: 12'3 x 11'3 (excl robes)
- Bedroom 2: 11'4 x 8'4
- Bedroom 3: 10'4 x 5'2
- Family Bathroom 7'7 x 7'5
- Attached Garage 17'6 x 8'5

Ground Floor
Approx. 69.7 sq. metres (750.3 sq. feet)



First Floor
Approx. 46.3 sq. metres (498.6 sq. feet)



Total area: approx. 116.0 sq. metres (1248.9 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.

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

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