



Edmonds Drive
Stevenage | SG2 9TH

AGENT HYBRID

£325,000



Agent Hybrid is delighted to present to the market this extensively improved two-bedroom mid-terraced home, situated in the highly sought-after Poplars area of Stevenage. The property enjoys a prime position overlooking a private green. The accommodation comprises an entrance lobby leading into a spacious lounge, which features a stylish 'media wall' complemented by modern acoustic wall panelling on either side. An open plan design flows seamlessly into the re-fitted, high-spec kitchen, boasting sleek white gloss units, granite countertops, a breakfast bar, and a central island. Double doors provide access to a practical utility area beneath the stairs, accommodating a washing machine and tumble dryer. The first-floor landing leads to two generously sized double bedrooms, both with fitted wardrobes, and a contemporary, re-fitted bathroom. Externally, the property offers a beautifully re-landscaped private rear garden, complete with a composite decking seating area and steps down to an artificial lawn. Additional features include a garage en bloc to the rear and a designated parking space. Early viewing is highly recommended!

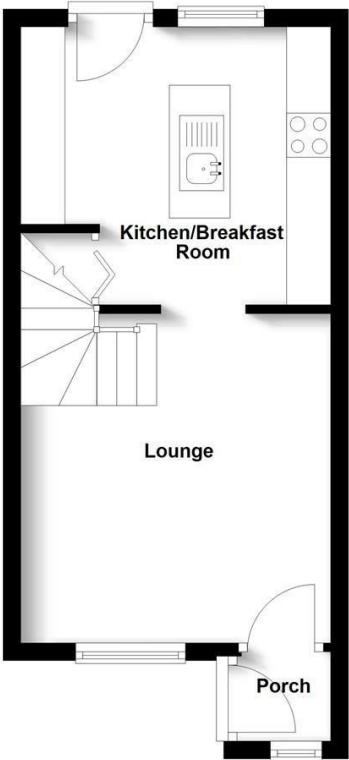
DIMENSIONS

- Entrance Lobby
- Lounge 12'3 x 11'6
- Kitchen/Breakfast Room 11'4 x 10'4
- Bedroom 1: 9'9 x 7'7 (excl robes)
- Bedroom 2: 9'6 x 9'2 (excl robes)
- Bathroom 5'9 x 4'2

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	73	
(55-68) D		

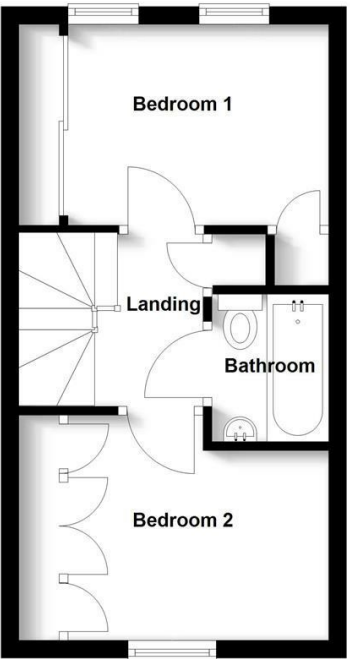
Ground Floor

Approx. 25.6 sq. metres (275.9 sq. feet)



First Floor

Approx. 24.5 sq. metres (263.8 sq. feet)



Total area: approx. 50.1 sq. metres (539.8 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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