



Chambers Gate  
Stevenage | SG1 3XE

AGENT HYBRID



Guide Price Guide Price  
£500,000 - £525,000



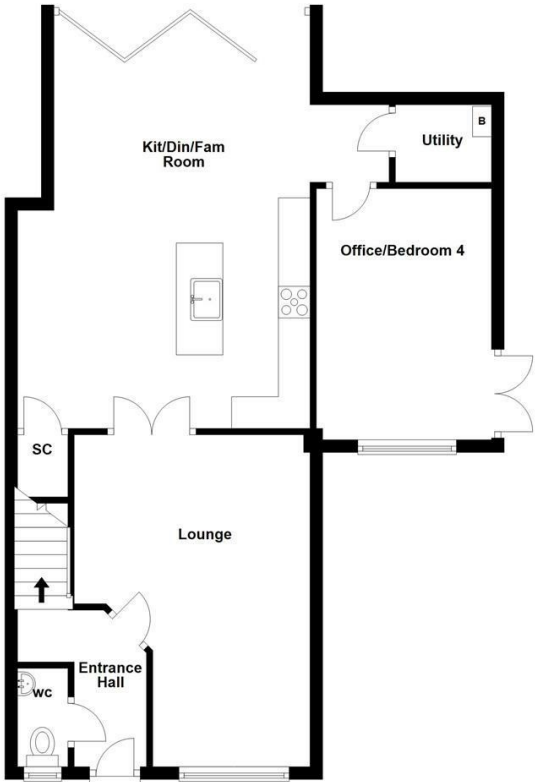
Agent Hybrid is delighted to present this extensively improved and extended three-bedroom family home, situated within walking distance of the historic Old Town of Stevenage. The property is also just a stone's throw from the highly regarded Letchmore Infants and Nursery School, rated 'Outstanding' by Ofsted. The home boasts numerous upgrades, including redecoration, a replacement front door, and UPVC windows. Engineered wooden flooring runs throughout the ground floor, adding a touch of elegance to the living spaces. The accommodation begins with an entrance hallway, leading to a re-fitted downstairs WC and a spacious, front-facing lounge. From the lounge, double partially glazed doors open to reveal the true heart of the home—a stunning open-plan, re-fitted, and extended kitchen/dining and family room. This space showcases a dove-grey shaker-style kitchen with quartz work surfaces, a central island, integrated appliances, a china butler sink, and a luxurious 'Quooker' instant boiling water tap (available by separate negotiation). Two vaulted Velux skylights and treble-width anthracite bi-fold doors flood the room with natural light, creating a perfect space for entertaining. An inner hall leads to a compact utility area and a home office, converted from the garage. This versatile space could also serve as a fourth bedroom or children's playroom. Upstairs, the first-floor landing provides access to three generously sized bedrooms, a re-fitted family bathroom, and a re-fitted en-suite serving the master bedroom. Outside, the property features a private, low-maintenance rear garden with artificial lawn and a charming wooden pergola, ideal for relaxation or entertaining. Parking is provided via a driveway accommodating 2-3 cars. Early viewing is highly recommended to fully appreciate this exceptional home!

DIMENSIONS

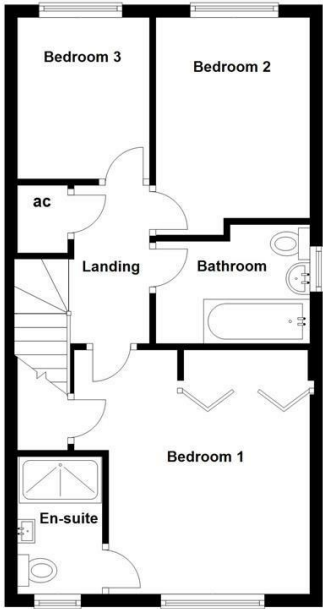
- Entrance Hallway
- Downstairs WC
- Lounge 16'8 x 12'3
- Kitchen/Dining/Family Room 21'4 x 15'2
- Utility 5'0 x 4'0
- Home Office (garage conv) 12'10 x 9'2
- Bedroom 1: 10'10 x 10'9
- En-Suite
- Bedroom 2: 11'2 x 8'2
- Bedroom 3: 8'4 x 6'10
- Family Bathroom 8'6 x 7'3

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
	75	85

Ground Floor  
Approx. 68.2 sq. metres (734.3 sq. feet)



First Floor  
Approx. 42.2 sq. metres (453.9 sq. feet)



Total area: approx. 110.4 sq. metres (1188.2 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. Rome sizes should not be relied upon for furnishing purposed 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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