

Southwark Close
Stevenage | SG1 4PG

AGENT HYBRID

Guide Price £375,000



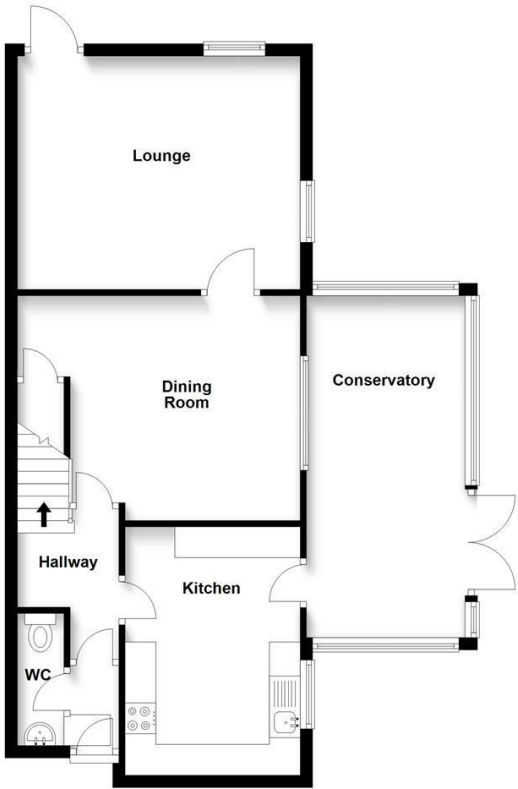
Agent Hybrid welcomes to the market, a deceptively spacious, Five Bedroom Family Home, tucked away within a Private Cul-De-Sac. Accommodation briefly comprises of. An Entrance Hallway, with doors leading to the Downstairs WC and Kitchen. The hallway openly flows into a spacious Dining, with internal door leading out to a dual aspect Lounge. You will also find a good-sized Conservatory off of the kitchen. Stairs rise to the first floor landing where you will find Five Good-Sized Bedrooms and the Family Bathroom. Externally, the property benefits from a good-sized, Private Rear Garden. Parking is first come, first served in within the road.

DIMENSIONS

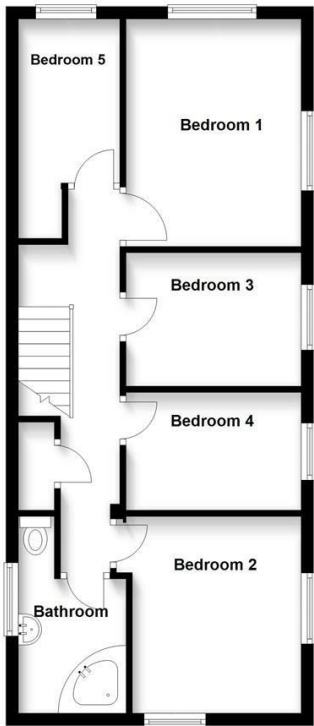
- Entrance Hallway
- Downstairs WC
- Dining Room 15'9 x 12'0
- Lounge 16'0 x 12'5
- Kitchen 13'4 x 10'2
- Conservatory 18'0 x 8'5
- Bedroom 1: 12'0 x 9'3
- Bedroom 2: 9'8 x 6'4
- Bedroom 3: 9'8 x 7'5
- Bedroom 4: 9'8 x 6'7
- Bedroom 5: 11'0 x 10'7
- Family Bathroom 10'1 x 4'9

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

Ground Floor
Approx. 67.4 sq. metres (725.9 sq. feet)



First Floor
Approx. 51.6 sq. metres (555.6 sq. feet)



Total area: approx. 119.1 sq. metres (1281.5 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. Room 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.