



Mendip Way  
Stevenage | SG1 6GE

AGENT HYBRID



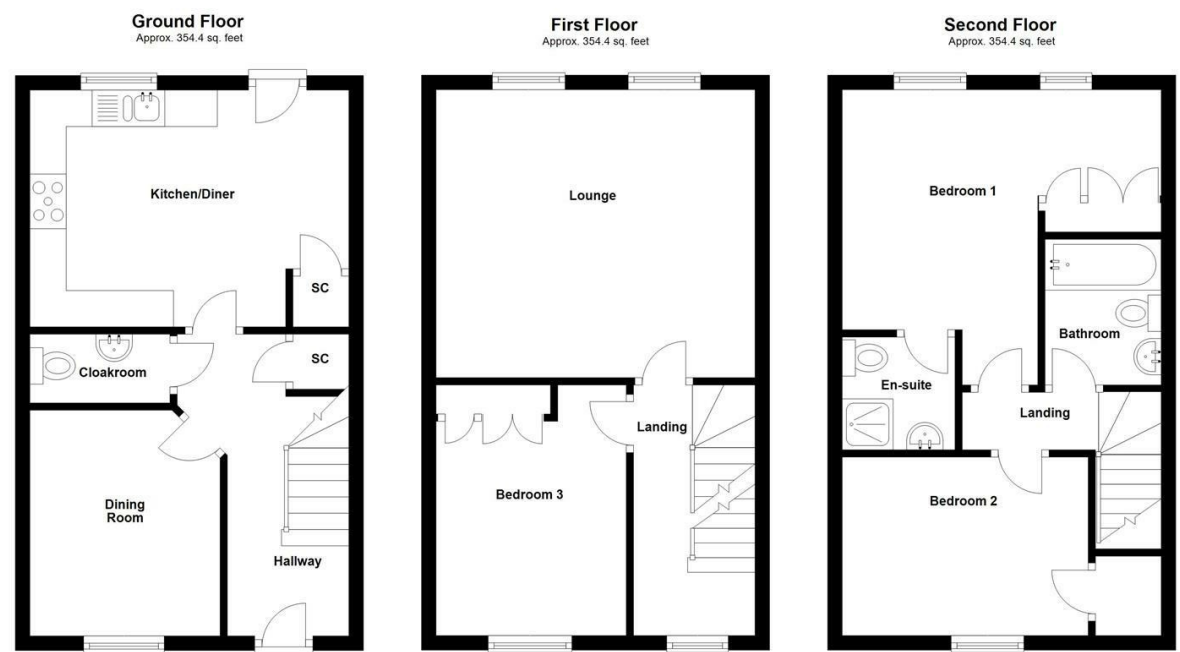
£400,000



Agent Hybrid welcomes to the market a well presented Three Bedroom Linked Semi Detached Home, set over three levels and within walking distance to the local amenities, including the highly sought after Round Diamond Primary School. Internally the property comprises of an Entrance Hallway, Downstairs Cloakroom, Dining Room and Kitchen/Diner. Stairs rise to the first floor landing with doors into the Lounge and Bedroom Three. Stairs rise further to the top floor with doors into Bedroom One with En-Suite, Bedroom Two and the Family Bathroom. Externally the property benefits from a good sized Rear Garden, Garage and Driveway. Viewing is highly recommended!

### DIMENSIONS

- Entrance Hallway
- Downstairs WC
- Dining Room 10'2 x 8'7
- Kitchen/Breakfast Room 14'5 x 10'8
- Lounge 14'6 x 13'0
- Bedroom 3: 9'9 x 8'5
- Bedroom 1: 14'2 x 8'6 inc to 14'6
- En-Suite
- Bedroom 2: 11'3 x 8'8
- Family Bathroom



Total area: approx. 1063.2 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. 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		

**Agent Hybrid**  
 57 High Street, Stevenage, Hertfordshire, SG1 3AQ  
 Tel: 01438 870673 - enquiries@agenthybrid.co.uk  
[www.agenthybrid.co.uk](http://www.agenthybrid.co.uk)

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