



Chertsey Rise  
Stevenage | SG2 9JJ

AGENT HYBRID

**Guide Price £375,000 -  
£400,000**



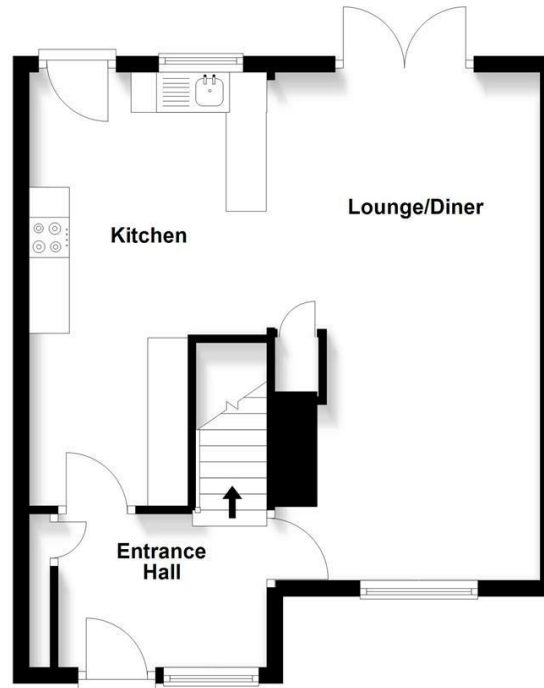
We are pleased to present this newly modernised Three-Bedroom End of Terrace Home, nestled in a quiet cul-de-sac location in the sought-after Shephall area of Stevenage. This property is ideally positioned within walking distance of two shopping centres (one with a large Sainsbury's), two well-regarded primary schools, a dentist and the Health Centre. There are also several parks nearby with play areas; in addition to a large green belt providing walking- and cycle- routes through the forest. Upon entering, you are welcomed by an extended entrance lobby, with doors leading to both the kitchen and lounge, which have been made open-plan, enhancing the sense of space on the ground floor. The kitchen was upgraded in summer 2023 and boasts contemporary dove grey gloss base and eye-level units, complemented by a slim-profile composite laminate countertop. Space is provided for a tall-standing fridge/freezer and washing machine. Additionally, a brand-new Worcester Greenstar 400 boiler with Hive was installed in winter 2024, ensuring energy efficiency and peace of mind with a 10 year warranty. The entire ground floor benefits from newly laid laminate flooring, fitted in the summer of 2024. Stairs rise to the first-floor landing, where you will find three well-proportioned bedrooms and a modern, fully tiled family bathroom. The property enjoys a generous, low-maintenance, southwest-facing rear garden, featuring a block-paved patio seating area, shingle stones, and gated side access. To the right of the property is a single garage en-bloc, which has been fitted with a new up-and-over door and benefits from power and lighting. Viewing comes highly recommended.

**DIMENSIONS**

- Entrance Lobby 8'6 x 6'3
- Lounge/Diner area 20'5 x 10'0
- Kitchen Area 17'8 x 11'5
- Bedroom 1: 10'6 x 11'7
- Bedroom 2: 13'0 x 9'6
- Bedroom 3: 11'3 x 6'3
- Family Bathroom 8'0 x 5'5

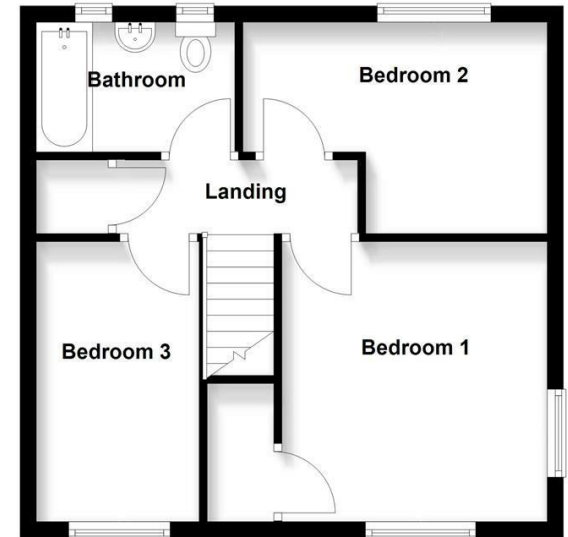
**Ground Floor**

Approx. 43.4 sq. metres (466.7 sq. feet)



**First Floor**

Approx. 39.5 sq. metres (425.0 sq. feet)



**Total area: approx. 82.8 sq. metres (891.7 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
<small>Very energy efficient - lower running costs</small>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
		<b>73</b>	<b>86</b>

**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)

**AGENT HYBRID**