



Stanmore Road
Stevenage | SG1 3QA

AGENT HYBRID

Guide Price £475,000 -
£495,000



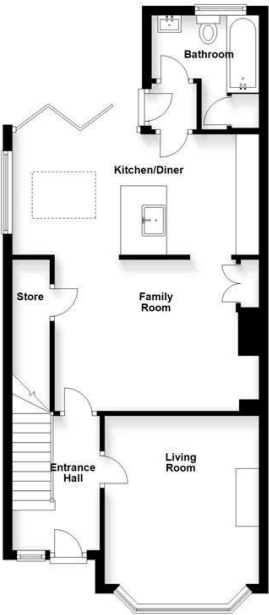
GUIDE PRICE £475,000 - £495,000 * We are delighted to present this move-in-ready, three-bedroom semi detached period property with A COMPLETE UPPER CHAIN, believed to date back to the 1890s and is within walking distance to the Historic Old Town High Street and Mainline Train Station. The accommodation is thoughtfully laid out and includes: A newly installed composite front door, opening into the entrance hallway. From here, a door leads to a spacious bay-fronted lounge, showcasing an elegant coal fireplace and modern window shutters. Another door connects to a second reception room, which flows seamlessly into an extended kitchen/dining area. The dining space is enhanced by a panoramic side window, a roof lantern, and bi-fold doors that open onto the rear garden, flooding the area with natural light. The kitchen is fitted with contemporary navy blue shaker-style units, complemented by striking white granite worktops. A charming barn-style latch door leads to a traditional family bathroom, finished with classic white metro wall tiles. Upstairs, the first-floor landing gives access to three generously sized bedrooms. The main bedroom features ample space for wardrobes and there is a modern en-suite. Externally, the property boasts a private rear garden with a patio seating area, a lawn, and a home office. Parking is permit-controlled and available on a first-come, first-served basis along the street. Viewing is highly recommended to fully appreciate this property's character and features.

DIMENSIONS

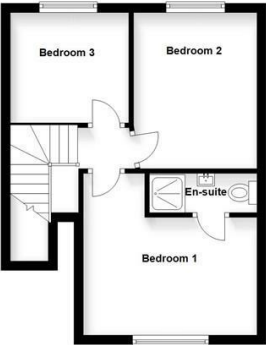
- Entrance Hallway
- Lounge 11'0 x 12'11 into bay
- Family Room 12'6 x 10'9
- Kitchen/Diner 16'8 x 8'7
- Downstairs Bathroom 8'1 x 7'8
- Bedroom 1: 9'11 x 9'3
- En-Suite 6'3 x 2'10
- Bedroom 2: 10'9 x 8'5
- Bedroom 3: 8'1 x 7'10
- Home Office 12'11 x 9'8

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	

Ground Floor
Approx. 68.7 sq. metres (739.2 sq. feet)



First Floor
Approx. 34.0 sq. metres (366.3 sq. feet)



Total area: approx. 102.7 sq. metres (1105.5 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. 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.

Agent Hybrid
57 High Street, Stevenage, Hertfordshire, SG1 3AQ
Tel: 01438 870673 - enquiries@agenthybrid.co.uk
www.agenthybrid.co.uk

AGENT HYBRID