



Swale Close  
Stevenage | SG1 6DF

AGENT HYBRID



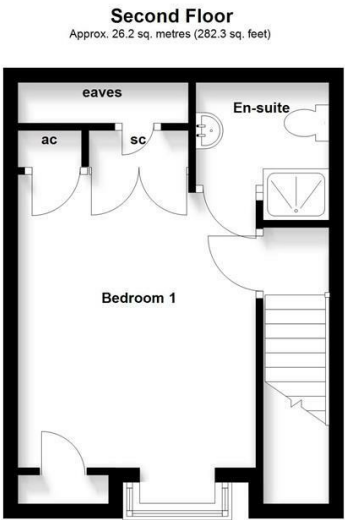
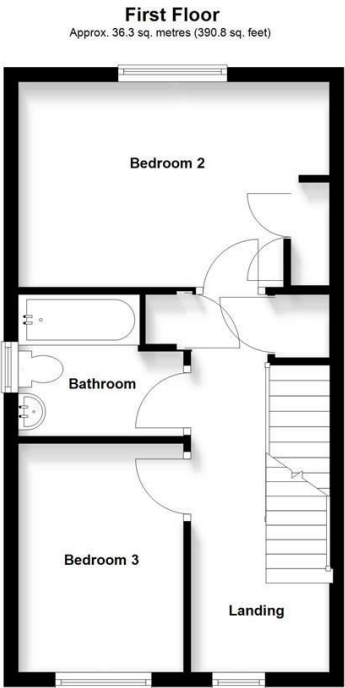
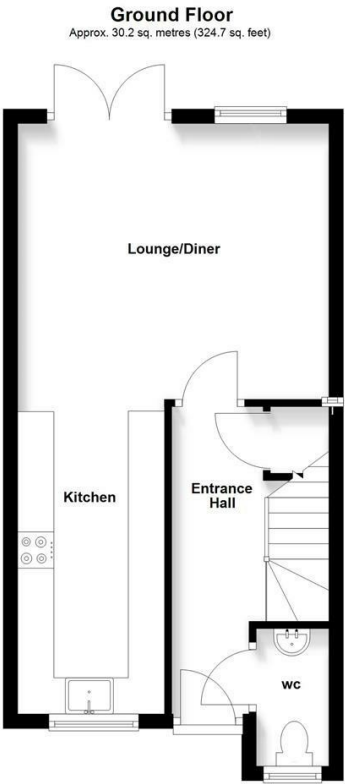
Guide Price £400,000 - £415,000



GUIDE PRICE £400,000 - £415,000 \* We are pleased to present to the market this well-presented three-bedroom semi-detached home, ideally positioned in the heart of Great Ashby. The property sits within the catchment area for the highly regarded Round Diamond Junior School and is just a short walk from The Neighbourhood Centre, offering a range of everyday amenities. Set across three floors, the accommodation comprises an inviting entrance hallway with doors leading to a downstairs WC and a generous lounge/diner. Open to the lounge is a high-specification kitchen, fitted with contemporary gloss units, quartz worktops, and integrated appliances, creating a seamless and modern living space. Stairs rise to the first-floor landing, where you will find the family bathroom and two double bedrooms, both well proportioned. A further staircase leads to the second floor, home to the impressive master bedroom, which occupies the entire top level and benefits from an en-suite shower room and fitted wardrobes. Externally, the property boasts a re-landscaped, low-maintenance rear garden, featuring a patio seating area, artificial lawn, and raised sleeper borders. To the side, there is a garage en bloc with a driveway directly in front, providing convenient off-road parking. Early viewing is highly recommended.

DIMENSIONS

- Entrance Hallway
- Downstairs WC
- Lounge/Diner 15'5 x 14'3
- Kitchen 11'2 x 6'10
- Bedroom 2: 14'3 x 9'2
- Bedroom 3: 10'6 x 7'8
- Family Bathroom
- Bedroom 1: 12'7 x 10'8
- En-Suite



Total area: approx. 92.7 sq. metres (997.8 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	80
(55-68) <b>D</b>		

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