



Woodland Way, Shephalbury Park, Stevenage, SG2 8BU

RARE OPPORTUNITY to Acquire this TWO BEDROOM Semi Detached Bungalow with DETACHED GARAGE and DRIVEWAY with parking for Four Cars set in a well established location moments walk to Shephalbury Park. Feature include Kitchen Area, SPACIOUS LOUNGE opening to Conservatory, TWO DOUBLE BEDROOMS, Shower Room, Large Rear 120ft Garden, NO ONWARD CHAIN.

£399,995

Woodland Way, Shephalbury Park, Stevenage, SG2 8BU

- Two Bedroom Semi Detached Bungalow
- Well Established Location Moments Walk to Shephalbury Park
- Spacious Lounge Opening to Conservatory
- Shower Room
- Front Garden
- Detached Garage and Driveway for 4 Cars
- Kitchen Area
- Two Double Bedrooms
- Large Rear 120ft Garden
- No Onward Chain

Entrance Hallway

9'6 x 2'7 (2.90m x 0.79m)

Double Glazed Door to Side Aspect, Single Panel Radiator, Electric Meter Cupboard, Loft Access, Doors to all rooms,

Kitchen Area

9'10 x 7'1 (3.00m x 2.16m)

Roll Top Work Surfaces, Cupboards at Eye and Base Level, Double Glazed Window to Rear Aspect, Vinyl Flooring, Resin Sink and Mixer Tap, Space for Dishwasher, Space for Electric Cooker, Space for Washing Machine, Tiled Splash Back, Single Panel Radiator.

Lounge Area

16'4 x 10'4 (4.98m x 3.15m)

French Doors Opening to Conservatory, Electric Fireplace with Stone Surround with Baxi Back Bolier, Coved Ceiling.

Conservatory

10'4 x 9'8 (3.15m x 2.95m)

Doors Opening Garden, Vinyl Flooring.

Shower Room

6'4 x 5'9 (1.93m x 1.75m)

Low Level W.C, Wash Basin with Tiled Splash Back, Vinyl Flooring, Double Glazed Window to Side Aspect, Single Panel Radiator, Double Shower Cubicle, Mains Shower.

Bedroom One

13'5 x 10'6 (4.09m x 3.20m)

Double Glazed Window to Front Aspect, Single Panel Radiator.

Bedroom Two

9'6 x 8'9 (2.90m x 2.67m)

Double Glazed Window to Front Aspect, Single Panel Radiator.

120ft Rear Garden

Patio Area, Large Garden which has great maturity and has an array of flowers, shrubs and trees, Door to Garage, Laid to Lawn.

Garage and Driveway for 4 Cars

Power and Lighting, Electric Door.

Front Garden

Laid to Lawn.

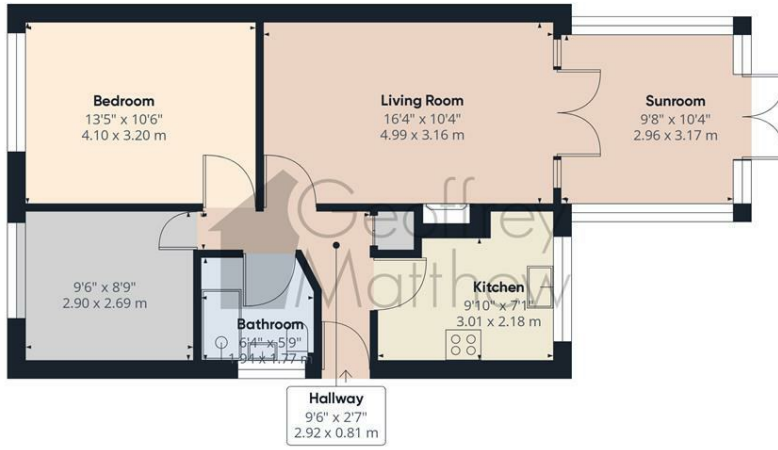
Local Information

Woodland Way is a highly regarded location built circa 1958 within easy access of Shephalbury Park.





Floor Plan



Floor 0 Building 1



Approximate total area^m
814.77 ft²
75.69 m²



Floor 0 Building 2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Council Tax Details

Band: C

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81-91) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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