



Shephall Lane, Shephalbury Park, Stevenage, SG2 8DH

RARE OPPORTUNITY to Acquire this 1950's THREE BEDROOM SEMI DETACHED Family Home with GARAGE and DRIVEWAY located overlooking Shephalbury Park in need of full modernisation. Features include, SPACIOUS KITCHEN/BREAKFAST ROOM, Utility Room, Downstairs Cloakroom, Sun Room, Three Respectable Sized Bedrooms, Bathroom, LARGE WELL ESTABLISHED REAR GARDEN Leading to Garage, Private Front Garden, OFFERED WITH NO ONWARD CHAIN.

£350,000

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- Rarely Available 1950's Three Bedroom Semi Detached
- Spacious Kitchen/Diner
- Downstairs W.C
- Sun Room
- Bathroom
- Garage and Driveway to Rear
- Lounge Area
- Utility Room
- Three Respectable Sized Bedrooms
- NO ONWARD CHAIN

Entrance Porch

2'11 x 6'0 (0.89m x 1.83m)

Entrance Hallway

12'1 x 5'11 (3.68m x 1.80m)

Kitchen/Breakfast Room

10'11 x 12'10 (3.33m x 3.91m)

Lounge Area

12'4 x 19'2 (3.76m x 5.84m)

Utility Room

20'5 x 16'11 (6.22m x 5.16m)

Downstairs W.C

Sunroom

9'4 x 7'3 (2.84m x 2.21m)

Landing

9'8 x 5'11 (2.95m x 1.80m)

Bedroom One

12'3 x 10'7 (3.73m x 3.23m)

Bedroom Two

10'3 x 10'6 (3.12m x 3.20m)

Bedroom Three

8'11 x 6'6 (2.72m x 1.98m)

Bathroom

5'6 x 8'3 (1.68m x 2.51m)

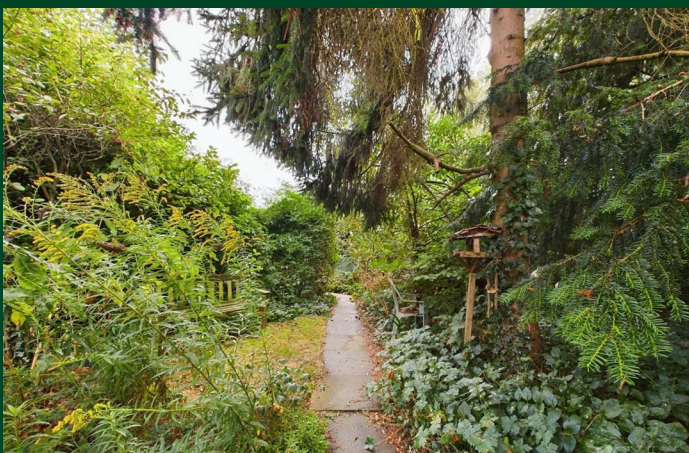
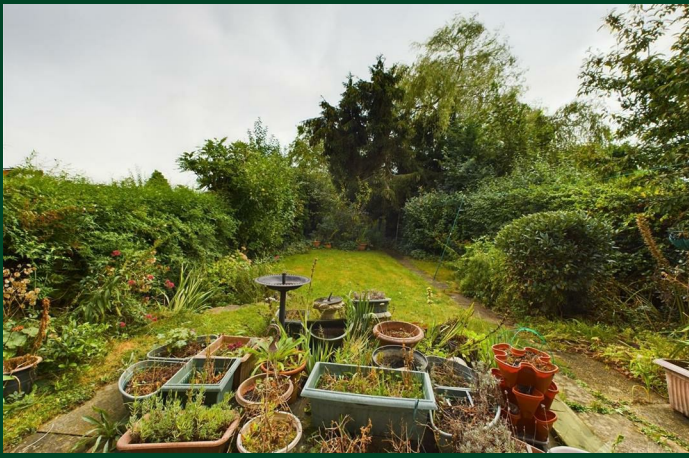
Rear Garden

Front Garden

Garage

Local Information

Shephall Lane is situated on top of Shephalbury Park which is ideal for dog walker and children, the property has excellent access to local amenities include Tesco Broadwater.





Floor Plan

Floor 0 Building 1

Floor 1 Building 1

Floor 0 Building 2

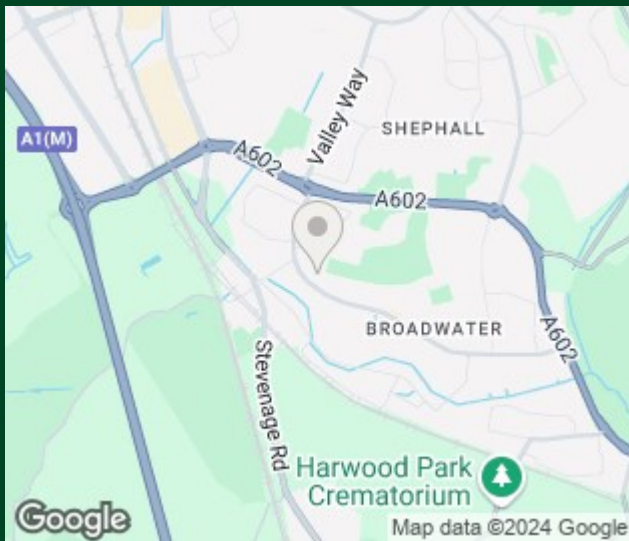
Approximate total area^m
 1255.72 ft²
 116.66 m²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Council Tax Details

Band: D

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs [92 plus+] A		Very environmentally friendly - lower CO ₂ emissions [92 plus+] A	
[81-91] B		[81-91] B	
[69-80] C		[69-80] C	
[55-68] D		[55-68] D	
[39-54] E		[39-54] E	
[21-38] F		[21-38] F	
[1-20] G		[1-20] G	
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

Current Energy Rating: **71** (D)
 Potential Energy Rating: **84** (A)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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