



## Park View, Longmeadow, Stevenage, SG2 8PU

Exceptional and RARELY AVAILABLE Available Four Bedroom DETACHED FAMILY HOME with and Large Garden situated in LONGMEADOW, OFFERING FLEXIBLE ACCOMMODATION throughout the property. Features include Modern Kitchen/Breakfast Room, 2nd Reception Room, Lounge Area, Utility Room/Office, Downstairs W.C, Four Bedrooms, Fitted Bathroom with Shower and Bath, SIZEABLE PLOT, Garage and Driveway for Two Cars, Viewing Strongly Recommended.

£550,000

# Park View, Longmeadow, Stevenage, SG2 8PU

- Exceptional and Rarely Available Four Bedroom Detached Family Home
- Modern Kitchen/Dining Room
- Lounge Area
- Fitted Bathroom with Shower and Bath
- Longmeadow Location moments walk to Shephalbury Park
- Offering Flexible Accommodation throughout
- 2nd Reception Room
- Utility Room/Office
- Garage and Driveway for Two Cars
- Viewing Strongly Recommended.

## Entrance Hallway

19'2 x 3'3 (5.84m x 0.99m)

Laminate Flooring, Double Glazed Door to Front Aspect, Stairs to 1st Floor Landing, Under Stairs Cupboard, Smoke Alarm, Door to Kitchen/Diner, Lounge Area and Downstairs W.C.

## Downstairs Cloakroom

7'9 x 2'10 (2.36m x 0.86m )

Low Level W.C, Single Panel Radiator, Double Glazed Window to Front Aspect, Tiled Splash Back, Tiled Flooring, Wash Basin with Tiled Splash Back, Vanity Cupboard, Shaver Point.

## Lounge Area

13'0 x 7'3 (3.96m x 2.21m )

Electric Fire Place with Stone Surround, T.V Point, French Doors to Side Aspect, Double Glazed Window to Rear Aspect, 2 x Double Panel Radiators.

## Kitchen/Diner

21'5 x 10'10 (6.53m x 3.30m)

Quartz Work Surfaces, Cupboards at Eye and Base Level, LED Spot Lighting, Wine Rack, Laminate Flooring, Space for Dishwasher, Double Glazed Window to Front Aspect, Built in 4 Ring Gas Hob, Stainless Steel Sink and Mixer Tap, Bosch Built in Oven and Grill, Display Cabinet, Mixer Tap and Drainer, Double Glazed Window to Front Aspect, Cold Water Tap, Small Preparation Area.

## 2nd Reception Room

19'0 x 11'5 (5.79m x 3.48m)

Laminate Flooring, LED Spot Lighting, French Doors Opening to Garden, Double Panel Radiator, Double Glazed Window to Front Aspect.

## Utility Room / Office

14'5 x 8'9 (4.39m x 2.67m )

Smoke Alarm, Cupboards at Eye and Base Level, Double Panel Radiator, Double Glazed Window to Rear Aspect, Space for Tumble Dryer, Double Glazed Window to Rear Aspect, Space for Fridge/Freezer.

## Garage

16'2 9'6 (4.93m 2.90m )

Electric Roller Door, Power and Lighting.

## Landing

13'6 x 6'1 (4.11m x 1.85m)

Doors to all rooms, Double Glazed Window to Side Aspect.

## Bedroom One

13'1 x 10'1 (3.99m x 3.07m)

Single Panel Radiator, Double Glazed Window to Rear Aspect.

## Bedroom Two

12'7 x 8'8 (3.84m x 2.64m )

Double Glazed Window to Front Aspect, Single Panel Radiator.

## Bedroom Three

6'6 x 10'7 (1.98m x 3.23m)

Double Panel Radiator, Double Glazed Window to Side Aspect, Loft Access.

## Bedroom Four

10'2 x 6'1 (3.10m x 1.85m)

Storage Cupboard, Double Glazed Window to Rear Aspect.

## Fitted Bathroom

8'3 x 8'1 (2.51m x 2.46m)

Tiled Flooring, Bath and Mixer Tap, LED Spot Lighting, Low Level W.C, Wash Basin with Mixer Tap, Airing Cupboard, Modern Tube Radiator, Double Glazed Window to Front Aspect, Extractor Fan, Shower Cubicle with Mains Shower.

## Rear Garden and Log Cabin

Large Patio Area, Laid to Lawn, Array of mature plants and shrubs, Outside Tap, Outside Lighting.

Log Cabin - With Power and Lighting.

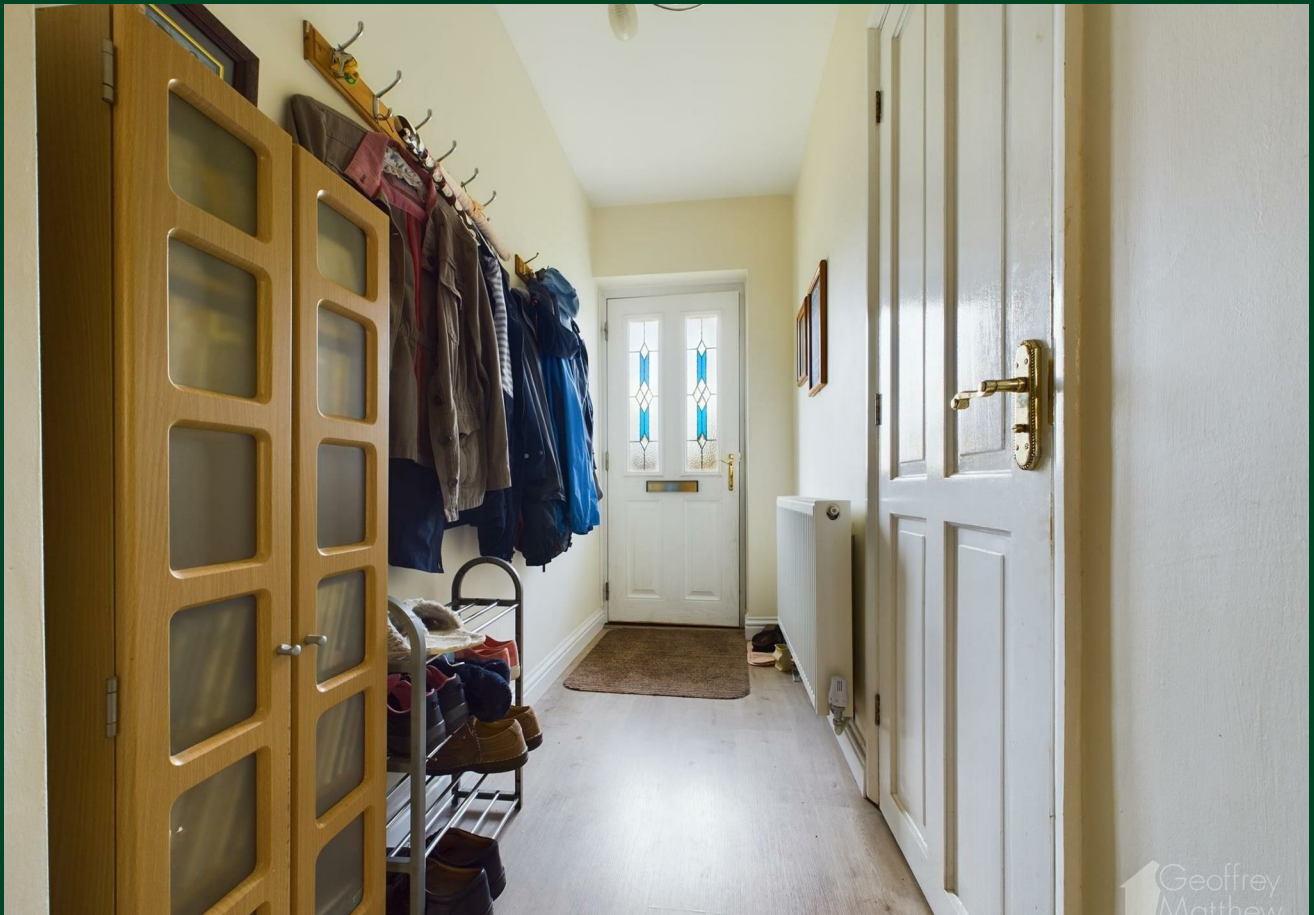
## Local Information

This Property is Longmeadow which is situated on southern side of Stevenage, the property is a short distance from Longmeadow Primary School, and the Oaks Cross Shopping Complex offering an array of Shopping Options. There are also good bus links to Stevenage Town Centre, and Shephalbury Park is only a short walk from the Property.

## Front Driveway

Block paved driveway for two cars, Laid to Lawn, Flower borders.

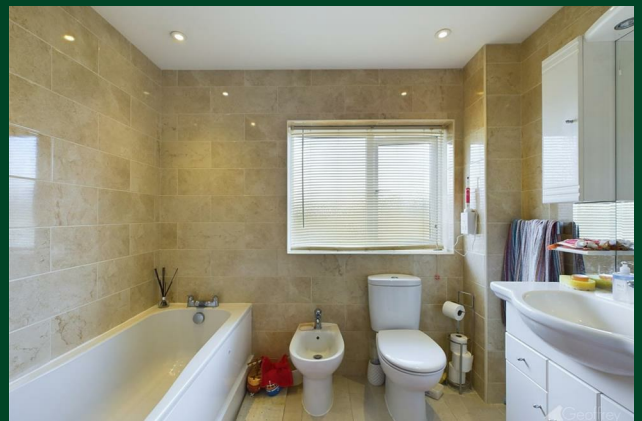




Geoffrey  
Matthew



Geoffrey  
Matthew



# Floor Plan



Floor 0 Building 1



Floor 1 Building 1

Approximate total area<sup>m</sup>  
1691.76 ft<sup>2</sup>  
157.17 m<sup>2</sup>



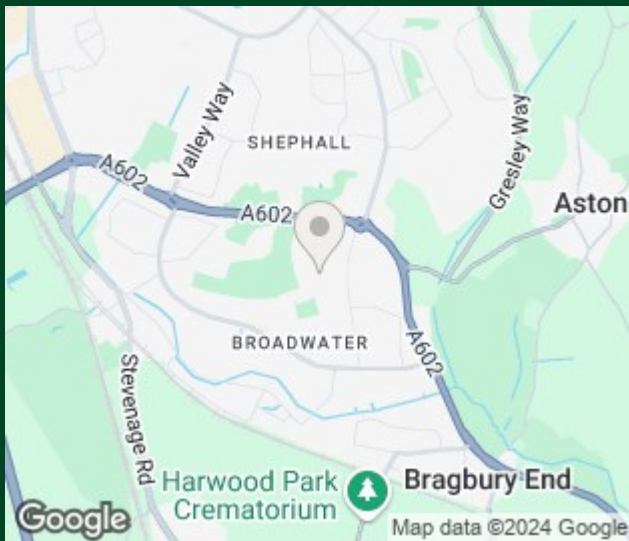
Floor 0 Building 2

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



## Council Tax Details

Band: E

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

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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