



Gonville Crescent, Ridlins Park, Stevenage, SG2 9LT

GUIDE PRICE £320,000 - £330,000 EXCEPTIONALLY MODERNISED and SPACIOUS Two Bedroom Home BACKING ONTO RIDLINS PARK. Features Include, OPEN PLAN FITTED KITCHEN/DINING ROOM AND LOUNGE AREA, Utility Room and Downstairs W.C, TWO DOUBLE BEDROOMS, Modern Fitted Bathroom, Front and Large REAR GARDEN with Gated Access onto Ridlins Park, Viewing Highly Suggested.

Guide Price £320,000

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- Exceptionally Modernised and Spacious Two Bedroom Home Backing onto Ridlins Park
- Fitted Utility Room and Downstairs W.C
- Modern Fitted Bathroom
- Front and Large Rear Garden Backing onto Ridlins Park
- Triple Glazed Windows Throughout
- Open Plan Kitchen/Lounge and Dining Area
- Two Double Bedrooms
- Recently Installed Combi Bolier
- Viewing Highly Suggested

Entrance Hallway

SPC Vinyl Flooring Composite Door, Single Panel Radiator, Triple Glazed Window to Front Aspect, Up lighter, Smoke Alarm, Hive Control, Stairs to 1st Floor Landing.

Utility Room and Downstairs W.C

Consumer Unit, Gas Meter, Low Level W.C, Water Softener, Space for Washing Machine, Tiled Flooring, Triple Glazed Window Rear Aspect, LED Spot Lighting, Storage Cupboard.

Modernised Open Plan Kitchen/Dining Room/Lounge

Kitchen - Vinyl Flooring, Roll Top Work Surfaces with Up stands, Build in 4 Ring Gas Hob (Cooke and Lewis) Glass Splash Back, Stainless Steel Sink and Mixer Tap, Cupboards at Eye and Base Level, Triple Glazed Window to Front Aspect, Built in Indesit Dishwasher, Tiled Splash Back, Space for Fridge/Freezer, Extractor Fan, Beko Grill and Electric Oven, LED Spot Lighting.

Lounge Area - Vinyl Flooring, Gas Fire Place, TV Point, Sliding French Doors Opening to Garden, Smoke Alarm.

Landing

Doors to all rooms, Laminate Flooring, Triple Glazed Window to Front Aspect, 2 x Storage Cupboard, Loft Access with access to Worcester Bosch Greenstar Si Compact.

Bedroom Two

Laminate Flooring, Single Panel Radiator, 2 x Storage Cupboard, Triple Glazed Window to Front Aspect.

Bedroom One

Laminate Flooring, Single Panel Radiator, Storage Cupboard, Triple Glazed Window to Rear Aspect, Coved Ceiling.

Family Bathroom

Low Level W.C, Heated Towel Rail, Wash Basin with Mixer Tap, Tiled Splash Back, Triple Glazed Window to Rear Aspect, Extractor Fan, Rainfall Shower, LED Spot Lighting, Mains Shower.

Rear Garden

Decking Area, Gated Rear Access to Ridlins Park, 6 x 4 Shed, Upper Patio Area, Timber Fencing, Mature Shrubs and Borders, Laid to Lawn, Outside Tap, Outside Lighting.

Local Information

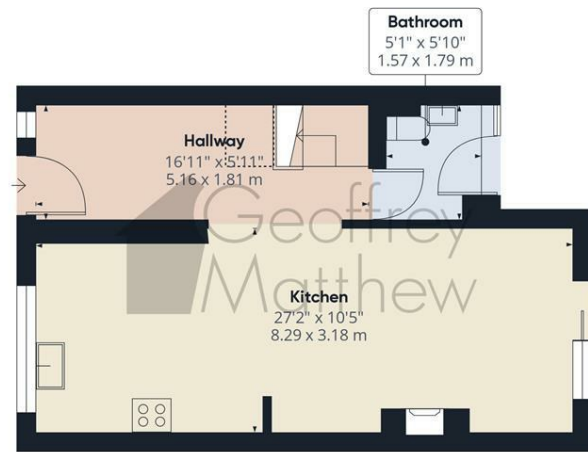
Gonville Crescent is located in Lower Shephall which has excellent access to Ridlins Park, Sainsburys Poplars and easy road access to Knebworth, A1(M) and A10.



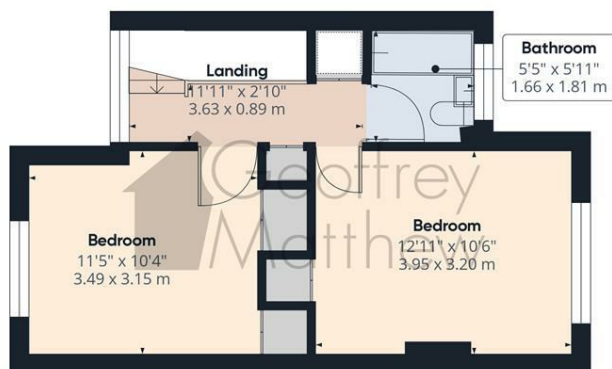




Floor Plan



Floor 0



Floor 1



Approximate total area⁽⁹⁾

740.23 ft²
68.77 m²

Reduced headroom

7.18 ft²
0.67 m²

(1) Excluding balconies and terraces

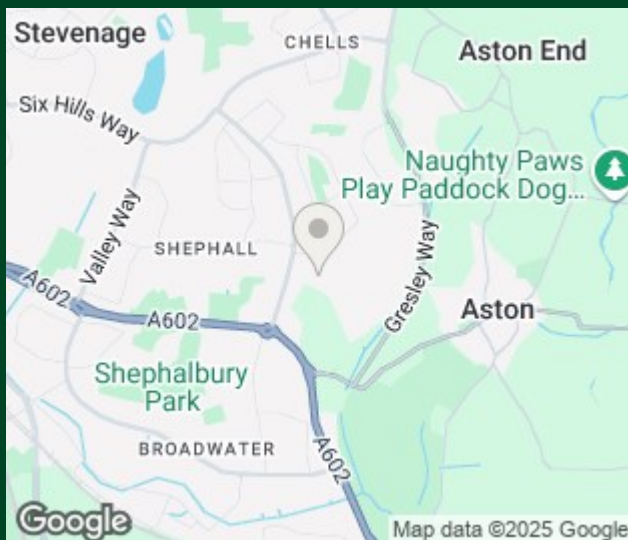
Reduced headroom

..... Below 5 ft/1,5 m

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

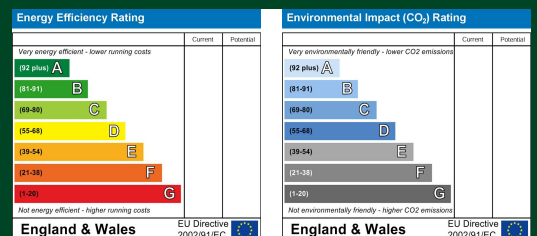
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Council Tax Details

Band:



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