



Berkeley Close, Off Hertford Road, Stevenage, SG2 8SG

GUIDE PRICE £440,000 - £450,000 PEACEFULLY LOCATED and WELL APPOINTED Spacious THREE BEDROOM DETACHED Family Home with DRIVEWAY Situated in the Desirable Hertford Road Area within Easy Access to Knebworth Train Station. Features include, Kitchen/Breakfast Room, 24FT LOUNGE AND DINING ROOM, Downstairs Reception Room/ Bedroom with Ensuite Shower Room, THREE SIZABLE BEDROOMS, Refitted Family Bathroom in 2022, Large Rear Garden, Viewing Strongly Recommended.

Guide Price £440,000

Berkeley Close, Off Hertford Road, Stevenage, SG2 8SG

- Peacefully Located and Well Appointed, Spacious Three Bedroom Detached
- Situated in the Desirable Hertford Road Area
- 24ft Lounge and Dining Room
- Three Sizeable Bedrooms
- Large Rear Garden
- Driveway to Front
- Kitchen/Breakfast Room
- Downstairs Reception Room/Bedroom with Ensuite Shower Room
- Refitted Family Bathroom in 2022
- Viewing Highly Recommended

Entrance Hallway

5'1 x 3'5 (1.55m x 1.04m)

Laminate Flooring, Double Glazed Window and Door to Front Aspect,.

Reception Room/Office

10'7 x 7'9 (3.23m x 2.36m)

Single Panel Radiator, Double Glazed Window to Front Aspect, Door to Ensuite.

Downstairs Shower Room

3'11 x 7'10 (1.19m x 2.39m)

Low Level W.C, Vinyl Flooring, Wash Basin with Tiled Splash Back, Shower Cubicle with Main Shower, Heated Towel Rail, Extractor Fan.

Lounge and Diner Area

24'4 x 10'6 (7.42m x 3.20m)

Bay Window to Front Aspect, T.V Point, Feature Wood Burner with Tiled Surround, 2 x Double Panel Radiator, French Doors Opening to Garden.

Kitchen/Breakfast Area

11'4 x 7'10 (3.45m x 2.39m)

Roll Top Work Surfaces, Cupboards at Eye and Base Level, Halogen Hob and Electric Oven, Space for Washing Machine, Double Glazed Window to Rear Aspect, Tiled Splash Back, Space for Fridge/Freezer and Dishwasher.

Modern Family Bathroom Fitted 2022

6'0 x 7'5 (1.83m x 2.26m)

Low Level W.C, Wash Basin with Mixer Tap and Shower attachment, Vanity Cupboard, Tiled Flooring, Double Glazed Window to Rear Aspect, Heated Towel Rail.

Landing

Doors to all rooms, Loft Access, Smoke Alarm.

Bedroom One

11'6 x 7'8 (3.51m x 2.34m)

Double Glazed Window to Front Aspect, Single Panel Radiator, Double Glazed Window to Front Aspect, Coved Ceiling, T.V Point.

Bedroom Two

12'10 x 7'9 (3.91m x 2.36m)

Double Glazed Window to Rear Aspect, Single Panel Radiator, Coved Ceiling, Storage Cupboard with Vaillant Eco Tech Pro 30 Bolier.

Bedroom Three

9'6 x 10'7 (2.90m x 3.23m)

Double Glazed Window to Front Aspect, Single Panel Radiator, Coved Ceiling,

Rear Garden

Mature Trees and Shrubs, Laid to Lawn, Outside Tap, Lighting, Patio Area, Timber Fencing, Side Gated Access.

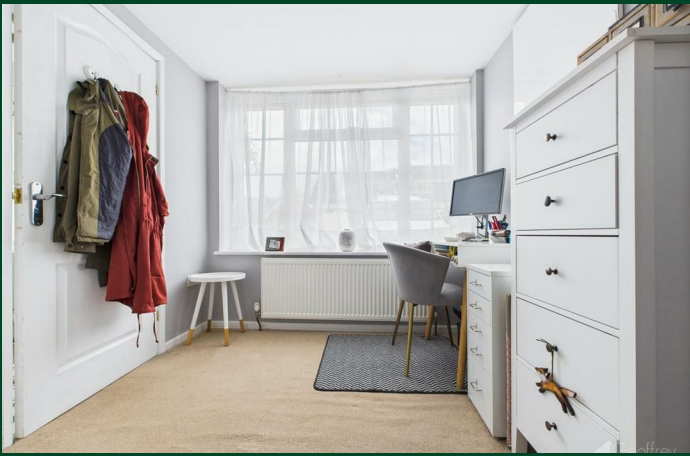
Front Driveway

Block Paved Driveway, Laid to Lawn.

Local Information

Berkeley Close is located in the Hertford Road area of Stevenage which is ideal access to Knebworth Train Station and Tesco Broadwater.

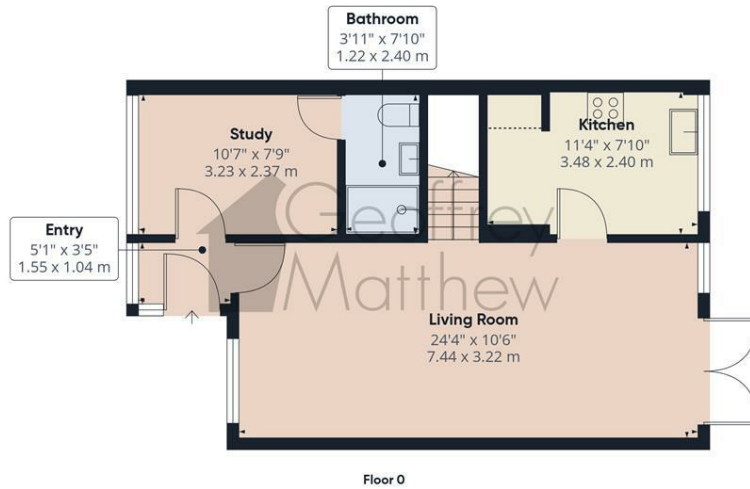
A wide range of local amenities are within walking distance such as dentist, doctors, vets & schools. Access to stunning countryside walks into Knebworth and surrounding villages are also within walking distance.







Floor Plan



Geoffrey
Matthew

Approximate total area⁽ⁿ⁾

926 ft²

86.1 m²

Reduced headroom
5 ft²
0.5 m²

(1) Excluding balconies and terraces

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

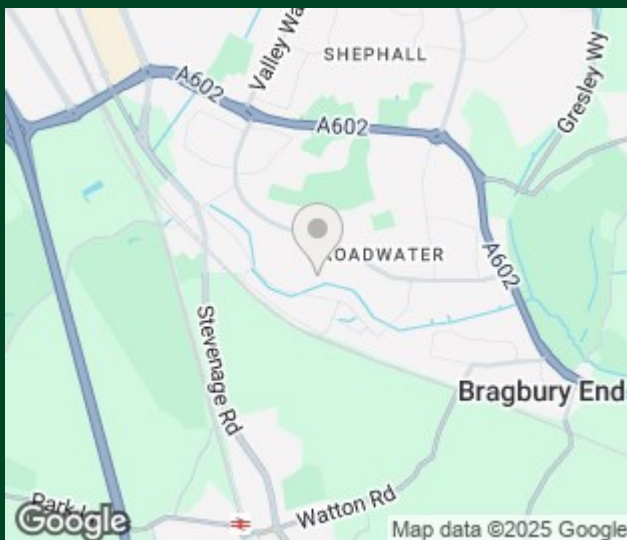
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

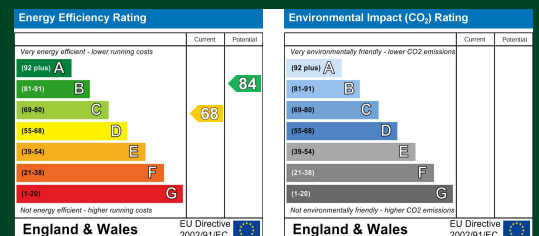


Floor 1



Council Tax Details

Band: D



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.

Old Harlow: 01279 444988 Email: harlow@geoffreymatthew.co.uk
Great Ashby: 01438 740111 Email: greatashby@geoffreymatthew.co.uk