



## Windrush Close, Great Ashby, Stevenage, SG1 6DL

Geoffrey Matthew Property Management are delighted to offer this Three Bedroom house with driveway. Located on the edge of Great Ashby. The accommodation includes Lounge/Diner, Downstairs Cloakroom, Three Spacious Bedrooms, Family Bathroom and En-suite, Easy to Maintain Rear Garden, AVAILABLE NOW.

Viewing is highly recommended.

A holding deposit equivalent to one weeks rent is payable to apply for this property.

**£1,700 Per Calendar Month**

# Windrush Close, Great Ashby, Stevenage, SG1 6DL



- Delightfully Presented Three Bedroom Family Home
- Fitted Kitchen
- Three Spacious Bedrooms
- Drive for One Car
- Lounge/Diner
- Family Bathroom and Ensuite
- Located on the Edge Of Great Ashby
- Downstairs Cloakroom
- Easy to Maintain Rear Garden

## Entrance Hallway

13'6 x 3'7 (4.11m x 1.09m )

## Downstairs W.C

## Kitchen Area

11'1 x 6'8

## Lounge/Diner

15'2 x 14'1 (4.62m x 4.29m )

## Bedroom Three

10'4 x 7'7 (3.15m x 2.31m )

## Bedroom Two

8'10 x 14'1 (2.69m x 4.29m )

## Bathroom

7'1 x 7'6 (2.16m x 2.29m)

## Landing

3'4 x 3'3 (1.02m x 0.99m)

## Bedroom One

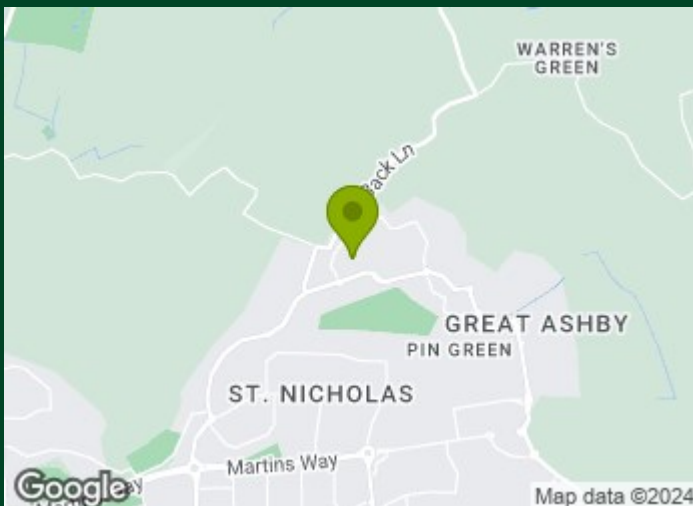
12'0 x 10'9 (3.66m x 3.28m )

## Ensuite Shower Room

4'3 x 6'3 (1.30m x 1.91m )

## Rear Garden

Driveway Across from the property  
not on the side



## Directions



# Floor Plan

**Floor 0**

- Kitchen: 11'1" x 8'8" (3.38 x 2.04 m)
- Living Room: 15'2" x 14'1" (4.64 x 4.30 m)
- Hallway: 13'6" x 3'7" (4.13 x 1.10 m)
- WC: 6'6" x 3'1" (2.00 x 0.96 m)

**Floor 1**

- Bedroom: 10'4" x 7'7" (3.17 x 2.32 m)
- Bedroom: 8'10" x 14'1" (2.71 x 4.31 m)
- Bathroom: 7'1" x 7'6" (2.17 x 2.29 m)
- Landing: 7'10" x 5'6" (5.46 x 1.09 m)

**Floor 2**

- Bedroom: 12'0" x 10'9" (3.66 x 3.29 m)
- Bathroom: 4'3" x 6'3" (1.30 x 1.91 m)
- Landing: 3'4" x 3'3" (1.02 x 1.01 m)

**Approximate total area<sup>(1)</sup>**

960.78 ft<sup>2</sup>  
89.26 m<sup>2</sup>

**Reduced headroom**

6.92 ft<sup>2</sup>  
0.64 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

**GIRAFFE360**

## Council Tax Details

Stevenage 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	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

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