

BELVOIR!

Welwyn
9 High Street, Welwyn, Hertfordshire, AL6 9EE

Bridge Road, Stevenage, Hertfordshire SG1 3HQ



Guide Price £795,000 Freehold

Call: 01438 717701

belvoir.co.uk

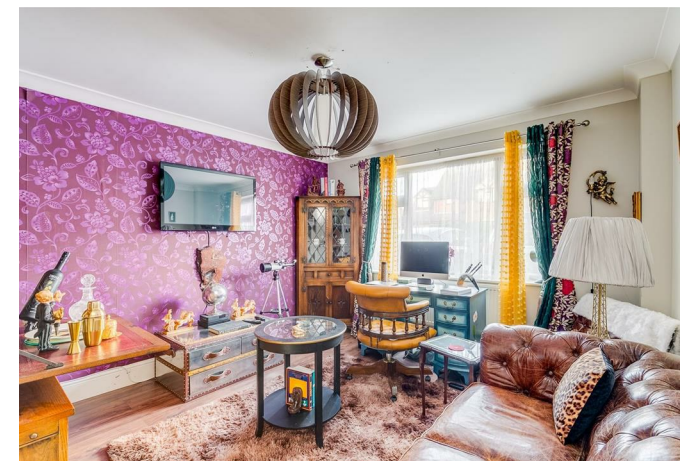
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LARGE DETACHED FAMILY RESIDENCE! Belvoir Welwyn are delighted to bring to the market this exceptionally deceptively large family residence in this very popular part of Stevenage being offered on a chain free basis. This property offers an incredible amount of living space, as well as a great size garden, making it the perfect family home!

Ground floor accommodation comprises a large entrance hall, lounge, den/bedroom seven, bedroom Six, cloakroom, kitchen/breakfast room, sitting room, utility and boot room. To the first floor there are six great size bedrooms (two boasting en-suites) with a further family bathroom and a study/sixth bedroom with a mezzanine room. One of the many ground floor reception rooms could also be used as a further bedroom. Externally there is a great size rear garden, with plenty of green space and a patio area - a great space for entertaining! To the front of the property there is driveway space for three vehicles, with further parking available in the integral garage.

Stevenage old town and the new town are conveniently situated within easy access of the A1M. The Historic High Street in the old town offers a good selection of shops, a Tesco Express supermarket, cafés/restaurants, public houses and a public library. In addition the area is well served by a good selection of local primary and secondary schools. There are more comprehensive shopping facilities in Stevenage town centre with schools, a leisure complex, theatre and arts centre and Stevenage mainline train station with fast regular trains to London Kings Cross (23 mins).



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Entrance Hallway

Den/Bedroom Seven
11'0" x 11'0" (3.37 x 3.36)

Kitchen/Breakfast Room
20'6" x 14'11" (6.27 x 4.56)



Sitting Room
18'2" x 18'0" (5.55 x 5.51)

Dining Room
13'5" x 11'4" (4.11 x 3.47)

Ground Floor Cloakroom w.c

Utility Room

Boot Room



First Floor Landing

Bedroom One
13'10" x 13'6" (4.22 x 4.14)



En-Suite

Bedroom Two
17'1" x 9'9" (5.22 x 2.98)



En-Suite

Bedroom Three
13'8" x 10'4" (4.19 x 3.17)

Bedroom Four
9'10",72'2" x 10'4" (3,22 x 3.17)



Bedroom Five
11'6" x 11'0" (3.52 x 3.36)

Bathroom

Bedroom Six

Mezzanine Room

Garage

Outside Front

Outside Rear

Agents Notes

Belvoir are advised;
Council Tax - Stevenage band F

BELVOIR DISCLAIMER

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings and/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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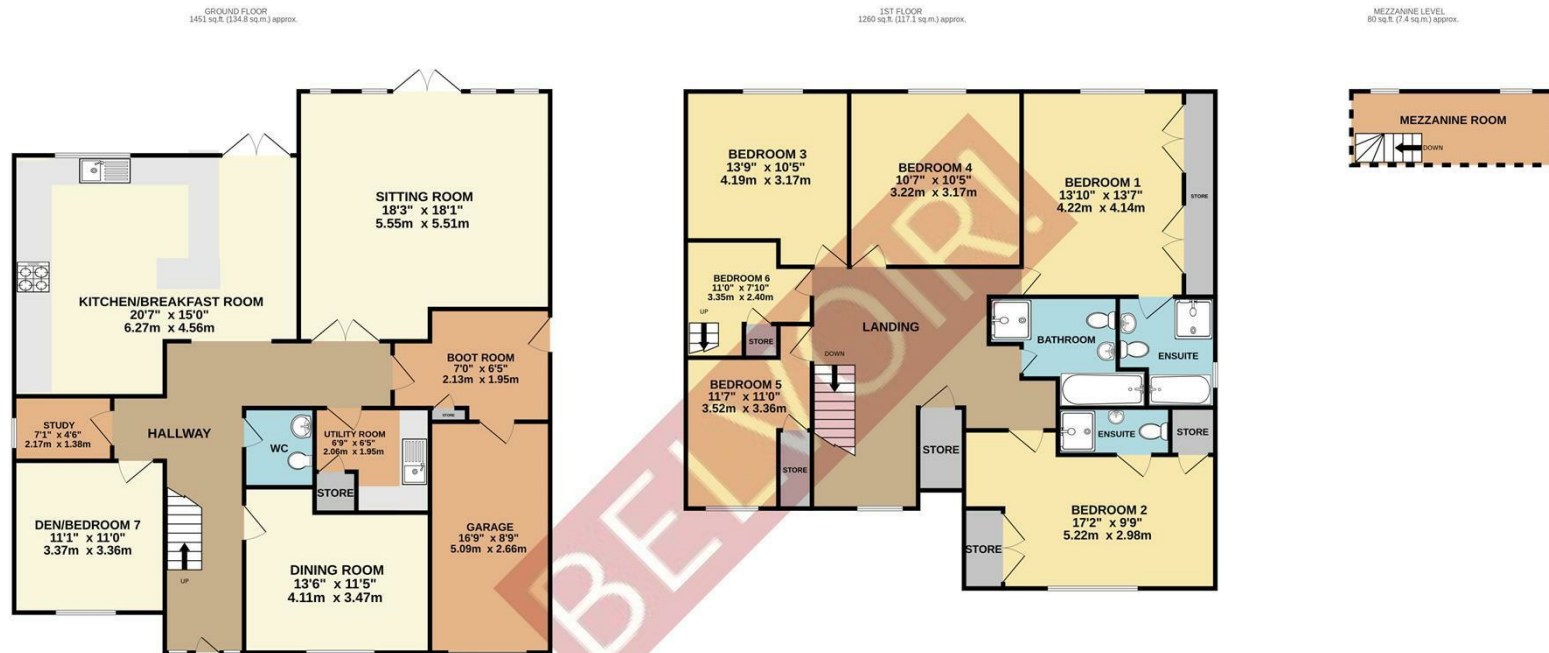
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 2791 sq.ft. (259.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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