

**Barham Road, Stevenage SG2 9HX** 



## welcome to

# **Barham Road, Stevenage**

\*\*Guide Price £600,000-£625,000\*\*

This sought after and RARELY available home tucked away in the highly regarded Barham Road is looking for its next owners. Boasting a large driveway for multiple vehicles, double garage, stunning recently fitted kitchen, new carpets, all within a quiet cul de sac.















## Total floor area 111.0 m<sup>2</sup> (1,195 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

#### **Entrance Hall**

#### **Downstairs W.C**

### Study

9' 3" x 7' ( 2.82m x 2.13m )

### Lounge

18' 8" x 11' 8" ( 5.69m x 3.56m )

## **Dining Room**

13' 1" x 8' 6" ( 3.99m x 2.59m )

#### Kitchen

18' 8" x 7' 10" ( 5.69m x 2.39m )

### Landing

#### **Bedroom 1**

12' 4" x 10' 8" ( 3.76m x 3.25m )

#### **En Suite**

5' 10" x 5' 4" ( 1.78m x 1.63m )

#### **Bedroom 2**

10' 8" x 9' 5" ( 3.25m x 2.87m )

#### **Bedroom 3**

9' x 8' 5" ( 2.74m x 2.57m )

#### **Bedroom 4**

9' 5" x 6' 4" ( 2.87m x 1.93m )

#### **Bathroom**

6' 11" x 5' 6" ( 2.11m x 1.68m )

#### Garden

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## **Barham Road, Stevenage**

- Double Garage & Large Driveway
- Stunning Recently Fitted Kitchen
- Private Sought After Cul De Sac
- Fantastic Access To Local Schools
- Short Drive To Stevenage Town

Tenure: Freehold EPC Rating: D

Council Tax Band: F

guide price

£600,000









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/SVG102797



Property Ref: SVG102797 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







stevenage@williamhbrown.co.uk



william h brown

2-4 Market Place, STEVENAGE, Hertfordshire, SG1 1DB



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