



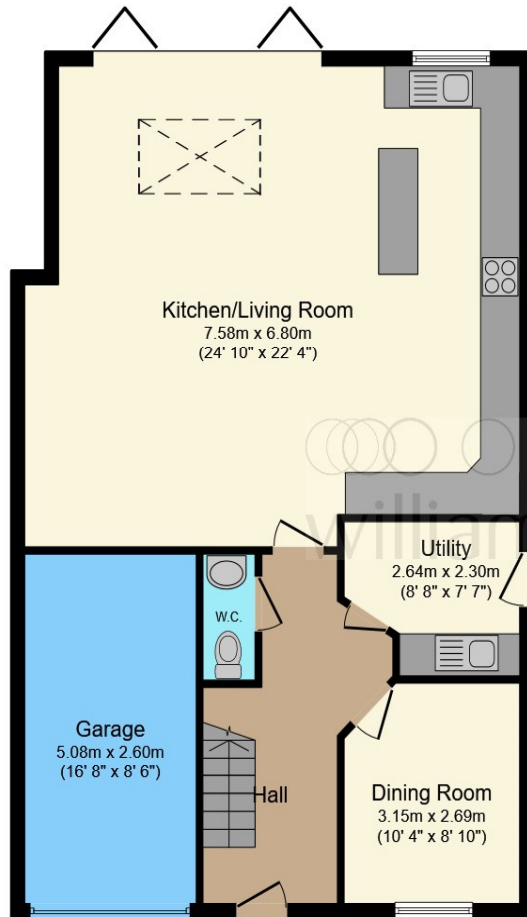
**Wensum Road, Stevenage SG1 3XX**

**welcome to**

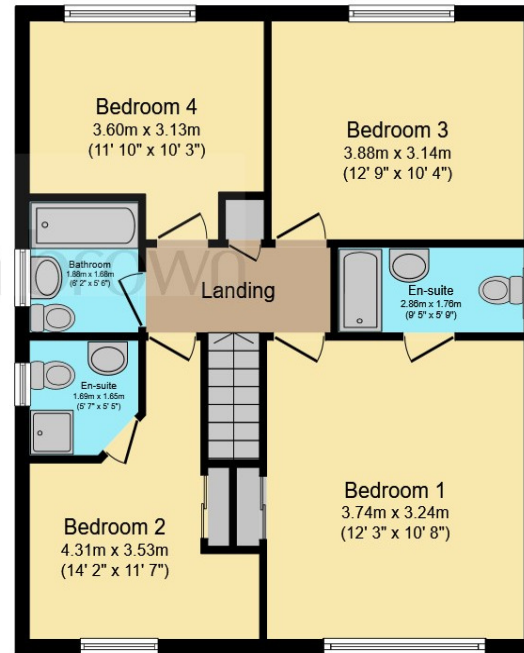
## **Wensum Road, Stevenage**

Tucked away within a rarely available cul de sac in Great Ashby, this stunning EXTENDED property offers a chance for a family to call their forever home. Boasting a stunning extension with Lantern Roof, Bi-Fold Doors, TWO Ensuites, Driveway for multiple cars, and fantastic local schooling.





**Ground Floor**



**First Floor**

**Entrance Hall**  
**Dining Room/ Study**  
 10' 4" x 8' 10" ( 3.15m x 2.69m )  
**Downstairs W.C**  
**Utility Room**  
 8' 8" x 7' 7" ( 2.64m x 2.31m )  
**Kitchen/ Living Space**  
 24' 10" x 22' 4" ( 7.57m x 6.81m )

**Landing**  
**Bedroom 1**  
 12' 3" x 10' 8" ( 3.73m x 3.25m )  
**En Suite**  
 9' 5" x 5' 9" ( 2.87m x 1.75m )  
**Bedroom 2**  
 14' 2" x 11' 7" ( 4.32m x 3.53m )  
**En Suite**  
 5' 7" x 5' 5" ( 1.70m x 1.65m )  
**Bedroom 3**  
 12' 9" x 10' 4" ( 3.89m x 3.15m )  
**Bedroom 4**  
 11' 10" x 10' 3" ( 3.61m x 3.12m )  
**Bathroom**  
 6' 2" x 5' 6" ( 1.88m x 1.68m )

**Garden**  
**Driveway**  
**Garage**  
 16' 8" x 8' 6" ( 5.08m x 2.59m )

Total floor area 156.0 m<sup>2</sup> (1,679 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](http://www.focalagent.com)

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## Wensum Road, Stevenage

- Stunning EXTENDED Family Home
- Two En-Suite Bathrooms
- Downstairs W.C & Utility Room
- Driveway For Multiple Cars
- Integral Garage With Up & Over Door

Tenure: Freehold EPC Rating: D

**£625,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SVG103055](https://williamhbrown.co.uk/Property/SVG103055)



Property Ref:  
SVG103055 - 0002

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