



**Austen Paths, Stevenage SG2 0NP**

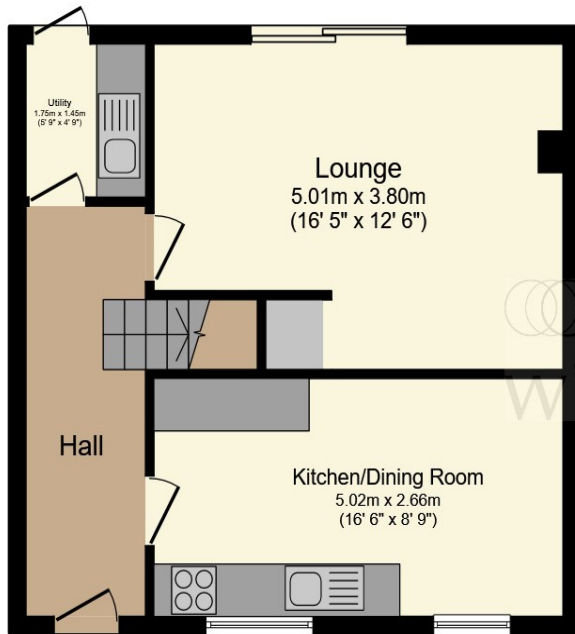


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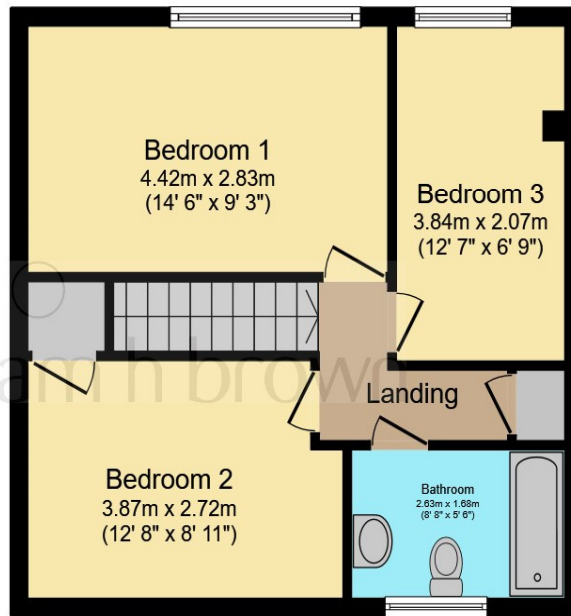
## **Austen Paths, Stevenage**

Tucked away within Austen Paths, this fantastic 3-bedroom home is ready for its next owners! Boasting a partial garage conversion to rear offering a dedicated home office, parking, 3 spacious bedrooms, fantastic internal condition, and set walking distance to local schools & shops.

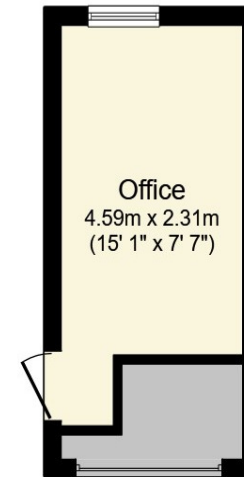




**Ground Floor**



**First Floor**



**Outbuilding**

**Entrance Hall**

**Kitchen/ Dining Room**

12' 8" x 8' 11" ( 3.86m x 2.72m )

**Lounge**

16' 5" x 12' 6" ( 5.00m x 3.81m )

**Utility Room**

5' 9" x 4' 9" ( 1.75m x 1.45m )

**Landing**

**Bedroom 1**

14' 6" x 9' 3" ( 4.42m x 2.82m )

**Bedroom 2**

12' 8" x 8' 11" ( 3.86m x 2.72m )

**Bedroom 3**

12' 7" x 6' 9" ( 3.84m x 2.06m )

**Bathroom**

8' 8" x 5' 6" ( 2.64m x 1.68m )

**Garden**

**Office**

15' 1" x 7' 7" ( 4.60m x 2.31m )

**Parking**

Total floor area 97.4 m<sup>2</sup> (1,049 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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## Austen Paths, Stevenage

- Converted Garage To Rear
- Parking Infront Of Garage
- Fantastic Condition Throughout Internally
- 3 Spacious Bedrooms Internally
- Modern Sleek Kitchen

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: C

**£350,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SVG103456](https://williamhbrown.co.uk/Property/SVG103456)



Property Ref:  
SVG103456 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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