

**Homestead Moat, Stevenage SG1 1UE** 



## welcome to

## **Homestead Moat, Stevenage**

\*\*CHAIN FREE\*\*

This rarely available and highly sought after home within Homestead Moat is set just walking distance to local schools, shops, Stevenage Town Centre & Train Station. Offering potential to extend (STPP) and plenty of internal space, this ticks all the boxes.















### Total floor area 113.7 m² (1,224 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

#### Porch

## **Entrance Hall**

Lounge

13' 4" x 11' 8" ( 4.06m x 3.56m )

## **Dining Room**

10' 4" x 10' 4" ( 3.15m x 3.15m )

#### Kitchen

10' 5" x 8' 9" ( 3.17m x 2.67m )

## **Family Room**

10' 11" x 10' 6" ( 3.33m x 3.20m )

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

## Landing

**Bedroom 1** 

13' 4" x 13' 3" ( 4.06m x 4.04m )

#### **Bedroom 2**

13' 4" x 8' 10" ( 4.06m x 2.69m )

#### **Bedroom 3**

9' 6" x 9' ( 2.90m x 2.74m )

#### **Toilet**

#### **Bathroom**

5' 5" x 4' 11" ( 1.65m x 1.50m )

### Garden

### **Driveway**

## Garage

16' 8" x 8' 4" ( 5.08m x 2.54m )

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## **Homestead Moat, Stevenage**

- \*\*CHAIN FREE\*\*
- Downstairs W.C
- Garage & Driveway
- Close To Stevenage Town Centre
- Walking Distance To Local Schools

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £410,000







nbeams Pre School Six Hills Way

Six Hills Way

The Spull Map data @2025

Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/SVG103517



Property Ref: SVG103517 - 0002 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.

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01438 576650



stevenage@williamhbrown.co.uk



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



williamhbrown.co.uk