



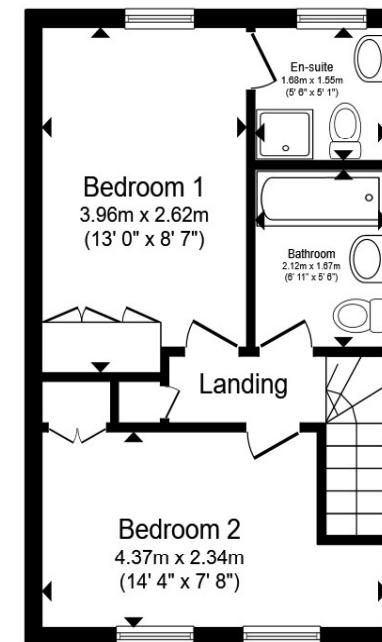
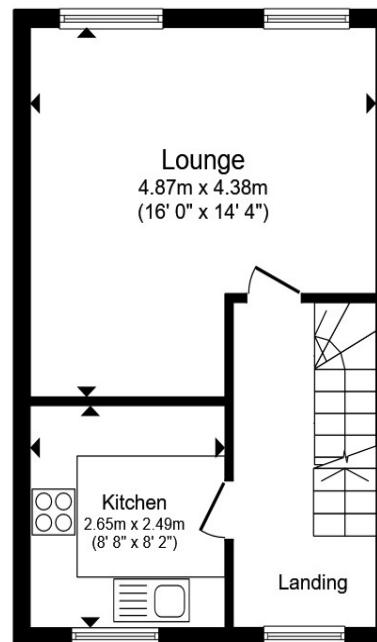
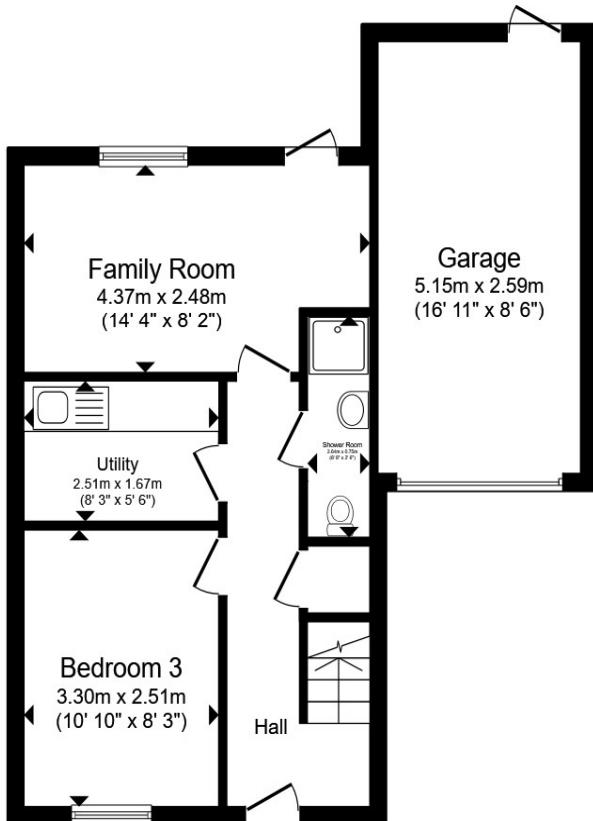
**Lomond Way, Stevenage SG1 6BT**

welcome to

## Lomond Way, Stevenage

Tucked away within Lomond Way, this spacious family home is ready for its next owners! Set just moments from beautiful scenic walks, local schools and amenities, all whilst boasting a garage, driveway, spacious bedrooms, en suite, and a utility room.





**Entrance Hall**  
14' 4" x 8' 2" ( 4.37m x 2.49m )

**Family Room**  
8' 3" x 5' 6" ( 2.51m x 1.68m )

**Utility Room**  
10' 10" x 8' 3" ( 3.30m x 2.51m )

**Snug Room/ Bedroom 3**  
6' x 2' 6" ( 1.83m x 0.76m )

**Shower Room**  
16' x 14' 4" ( 4.88m x 4.37m )

**Kitchen**  
8' 8" x 8' 2" ( 2.64m x 2.49m )

**Landing**  
13' x 8' 7" ( 3.96m x 2.62m )

**Bedroom 1**  
5' 6" x 5' 1" ( 1.68m x 1.55m )

**En Suite**  
14' 4" x 7' 8" ( 4.37m x 2.34m )

**Bedroom 2**  
6' 11" x 5' 6" ( 2.11m x 1.68m )

**Bathroom**  
16' 11" x 8' 6" ( 5.16m x 2.59m )

**Driveway**

**Garage**

**Garden**

Total floor area 110.8 m<sup>2</sup> (1,193 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.propertybox.io](http://www.propertybox.io)

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## Lomond Way, Stevenage

- Quiet Rarely Available Location
- Garage & Driveway
- Over 110sqm Internally
- En Suite & Utility Room
- Short Distance To Round Diamond School

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

**£425,000**



**view this property online** [williamhbrown.co.uk/Property/SVG103554](http://williamhbrown.co.uk/Property/SVG103554)

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.



Property Ref:  
SVG103554 - 0002

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Please note the marker reflects the postcode not the actual property

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