



21 Randalls Hill  
Shephall, SG2 9YN  
Guide price £300,000





## 21 Randalls Hill

Shephall, SG2 9YN

\*\* Guide Price £300,000 - £315,000 \*\*

Located in Shephall is this two double bedroom, mid-terraced home, with off road parking.

A perfect home for those looking to get on the property ladder, downsize or add to a rental portfolio.

A calm and inviting lounge space greets you with a contemporary open fireplace and views out to the garden via the sliding doors. Off the lounge is the kitchen/diner, a great space for hosting family and friends. The kitchen has views to the front and ample space for cooking and creating culinary delights. The addition of a breakfast bar is perfect for less formal dining. The dining area is a nice size with French doors opening out to the garden bringing the outside in.

Upstairs are two large double bedrooms. Bedroom one benefits from two built in cupboards. The three piece bathroom has a bath and vanity sink, ideal for storing away cosmetic and cleaning products, completes the living space.

Outside is a neat garden with a patio area for garden furniture, and a great spot for BBQs. Raised sleeper borders run down the side offering plenty of scope to grow your own flowers, fruit or vegetables. To the back is space for a shed. To the front, are steps to the street and parking space for one car.

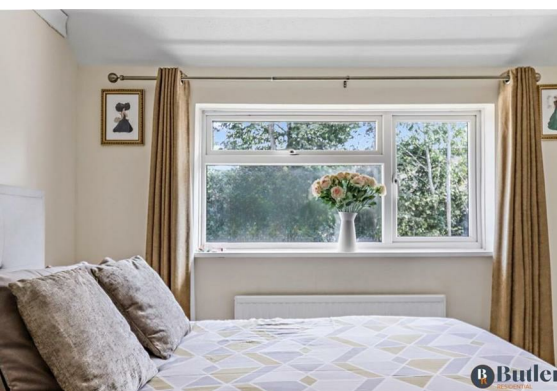
The property is within close proximity to Fairlands Valley Park, local shops, pubs and schooling. Stevenage town centre is





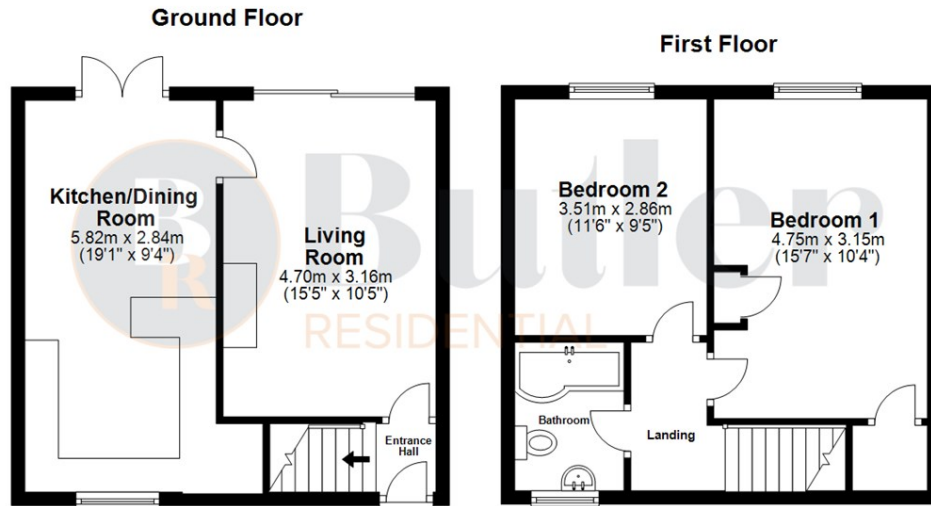


a short drive away, as well as the mainline station with quick commuter links to London's Kings Cross/St Pancras.





## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or representation. The floor plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.

## Viewing

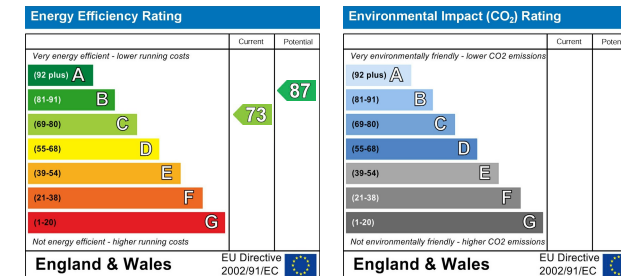
Please contact us on 01438 584400 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph



**Address:** Suite 2, First Floor, Unit B, Balbir House Norton Green Road, Stevenage, SG1 2LP

**Tel:** 01438 584400

**Email:** hello@butlerresidential.co.uk



butlerresidential.co.uk