



Marigold Cottage
1 St. Marys Close | Aston | Nr Stevenage | SG2 7EQ

MARIGOLD COTTAGE

A distinctive, detached, five bedroom family house enjoying a generous and secluded plot of a third of an acre (0.35 of an acre) in this quiet and private cul de sac of similar detached homes.





STEP INSIDE

Built in 1988 to a high standard and specification the present owners have been here since the house was new and have maintained and improved their home during this time. The house is warm and temperate throughout the year due to replacement of the gas fired boiler and recent insertion of heat-resistant glass in all windows bordering the garden, including the conservatory panels, the conservatory roof, the patio door, and the fitting of high-quality new doors. The external fascia, drainpipes, ridge tiles and chimney have also been recently upgraded. Of particular note are the generous room sizes and the flexible layout of the living accommodation all of which is complimented by the beautiful, mature, landscaped gardens that enjoy a high level of privacy afforded by the high mixed hedges that enclose the gardens. There is a good deal of parking on the driveway which leads to the double garage.

St Mary's Close is one of the most highly regarded addresses in the village and is formed of just eight large, detached homes that each benefit from being in the heart of the village yet tucked away in this small cul de sac.

Aston is a wonderful village which lies between the towns of Stevenage to the north and Welwyn Garden City to the south. The County Town of Hertford is also within a short drive and for the commuter, London is easily accessible either by rail with a fast service from the nearby mainline stations in Stevenage or Knebworth, or by road via the A1(M). The nearest town is Stevenage offering fantastic sport facilities, theatre and excellent shopping centre. Aston village itself offers a more peaceful way of life with the village benefitting from an excellent pre-school for children from age two, infant/junior school, sports clubs including tennis, bowls, badminton and cricket. There are many lovely walks through the surrounding countryside and a wide selection of both state and private schools in the surrounding area. The village also enjoys two traditional pubs that are well worth a visit.

























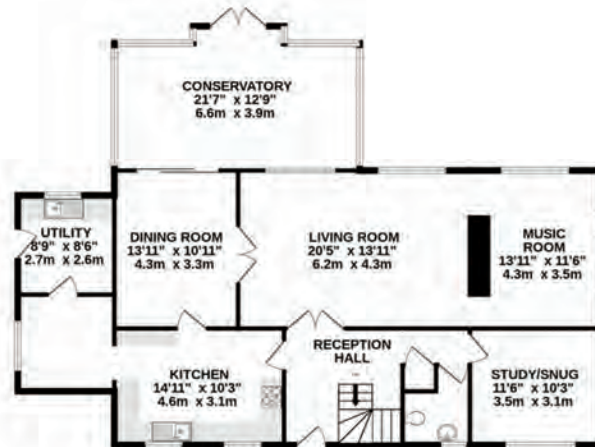








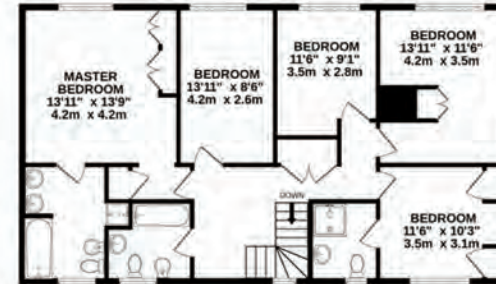
GROUND FLOOR
1438 sq.ft. (133.6 sq.m.) approx.



GARAGE
275 sq.ft. (25.6 sq.m.) approx.



1ST FLOOR
1036 sq.ft. (96.3 sq.m.) approx.



OUTBUILDINGS
217 sq.ft. (20.2 sq.m.) approx.



TOTAL FLOOR AREA : 2967 sq.ft. (275.6 sq.m.) approx.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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