



HUNTERS
FOR SALE



iwestates.com

4 Anderson Road, Stevenage, SG2 0LP

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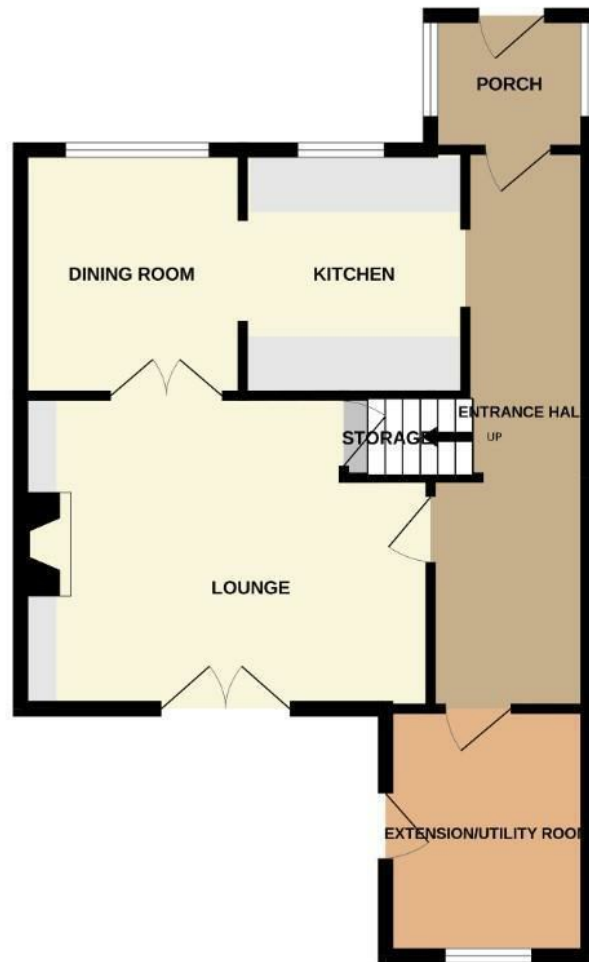
Guide Price £360,000

This delightful three bedroom mid-terrace family home presents an excellent opportunity for families and first-time buyers alike. An extended property offering ample space for comfortable living. The two inviting reception rooms provide versatile areas that can be tailored to your needs, whether for entertaining guests or enjoying quiet family time. Situated in a friendly neighbourhood, this property benefits from its proximity to local amenities, schools, and parks, making it a perfect choice for those seeking a vibrant community. Whether you are looking to invest or settle down, this property is sure to meet your needs.

- Extended Providing a Rear Utility Room
- Large Rear Garden
- Within Touching Distance of Chells Park Playing Fields
- Driveway Providing Off Road Parking
- Well Presented & Cared For Throughout
- Separate Dining Room

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GROUND FLOOR



1ST FLOOR



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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance Porch

6'9" x 4'3"

Entrance porch leading into the property.

Hallway

Stairs leading to front door.

Rear lobby area/office area - 4'8" x 9'9"

Kitchen

8'7" x 8'2"

Double glazed window to front aspect. Fitted units comprising matching eye level and base units with roll edge work surfaces over. Stainless steel sink unit, space and plumbing for washing machine. Integral gas hob and gas oven under. Under unit lighting. Archway leading to:

Dining Area

7'7" x 8'7"

Double glazed window to front aspect. French doors to Lounge.

Lounge

13'1" x 15'5"

Gas fireplace, fitted shelving either side. French doors leading to the garden. Under stairs storage area.

Extension/Utility Room

6'4" x 9'7"

Location of wall mounted boiler. Double glazed window to rear aspect and door to the patio area.

First Floor

Landing

Loft access. Airing cupboard.

Bedroom One

12'5" x 9'8" (to wardrobes)

Fitted wardrobes. Double glazed windows to the rear aspect. Radiator.

Bedroom Two

9'0" x 12'7"

Double glazed window to the front aspect. Radiator. Storage cupboard.

Bedroom Three

6'7" x 12'7"

Double glazed window to rear aspect. Radiator.

Bathroom

8'5" x 5'3"

Double glazed to rear aspect. Panelled bath, low level w/c, sink unit.

Outside

Driveway

Driveway allowing for off road parking.

Rear

A Large rear plot, split level garden, patio area leading to mainly laid to lawn, perimeter hedgerow all enclosed by panel fencing and rear gated access leading to Chells Park.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







