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22 Alleyns Road, Stevenage, SG1 3PP

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Guide Price £665,000

An extended four/five bedroom detached family home in the heart of the Old Town - Walking distance to the High Street and mainline train station perfect for the London commute. Off road parking, very large rear garden, beautiful presentation throughout, high spec kitchen, a rare opportunity, must be viewed!

- Extended to provide a ground floor second reception/bedroom five/playroom leading to a downstairs shower room
- Separate utility room
- Well presented kitchen leading to an open plan dining area
- Comfortable lounge to the front aspect
- Large rear plot
- En-suite to bedroom one
- Very good room sizes
- Walking distance to the mainline train station and High Street

Stevenage Sales 53 High Street, Stevenage, Hertfordshire SG1 3AQ | 01438 313 393
stevenage@iwestates.com | www.hunters.com



Total area: approx. 138.3 sq. metres (1488.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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(21-38) F		
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GROUND FLOOR

ENTRANCE HALLWAY

5'9" x 18'5"
UPVC double glazed door to hallway. Solid oak flooring. Stairs rise to first floor. Under stairs storage cupboard and coat hanging space. Radiator.

LOUNGE

14'5" x 13'2"
UPVC double glazed window to front aspect. Anthracite modern radiator. Solid oak flooring. Feature fire place area (potential for wood burner). Fitted window shutters. Bespoke fitted tv cabinet with shelving over and additional fitted storage cupboard other side of the chimney breast.

SECOND RECEPTION/BEDROOM FIVE/PLAYROOM

12'10" x 11'10"
Multi functional room. UPVC double glazed window to front aspect. Radiator. Spotlights. Door to:

DOWNSTAIRS SHOWER ROOM

7'11" x 7'7"
UPVC double glazed frosted window to side aspect. Corner shower with enclosure, heated towel rail, low level w/c, wall hung basin and vanity unit. Access to the utility room.

KITCHEN

8'10" 19'7"
Granite work surfaces with matching eye level and base units under. Space for Britannia five ring range cooker. Britannia hood over. Porcelain tiled flooring. Integral brand new Bosch dishwasher and John Lewis freezer. Full height integrated larder fridge. Inset Franke stainless steel sink. Spotlights. Radiator. Open to:

DINING ROOM

12'10" x 10'5"
UPVC double glazed French doors leading to patio.

Vaulted ceiling with spotlights. Under flooring heating and porcelain floor tiles.

UTILITY ROOM

8'2" x 5'1"
UPVC double glazed door to rear aspect. Radiator. Space and plumbing for washing machine and tumble dryer. Wall mounted Worcester combi boiler with HIVE thermostat. Stainless steel sink unit.

FIRST FLOOR

LANDING

Loft access. Window to rear aspect. Airing cupboard with fitted radiator.

BEDROOM ONE

14'7" x 8'8"
UPVC double glazed window to front aspect. Fitted shutters. Radiator.

EN-SUITE

Walk in dual effect shower with rainfall shower and hand held, extractor light, basin and vanity unit, wall hung mirror cabinet and stainless steel ladder radiator.

BEDROOM TWO

12'3" x 13'8"
UPVC double glazed window to front aspect with fitted shutters. Radiator. Large integral wardrobe with fitted desk with shelving for home working.

BEDROOM THREE

9'0" x 11'8"
UPVC double glazed window to rear aspect. Radiator.

BEDROOM FOUR

8'9" x 9'6"
UPVC double glazed window to front aspect. Radiator. Built in bed platform with cupboard.

BATHROOM

Recently refurbished. UPVC double glazed frosted

window to side aspect. Duravit basin and wall hung vanity unit, Duravit low level w/c. Bette steel bath. Solid brass Crosswater basin and bath fillers. Tiled throughout.

OUTSIDE

FRONT

Perimeter brick wall with footpath leading up to the front door. Landscaped flowerbeds. Lawn area.

Driveway providing two off road parking spaces.

REAR

Set on a large rear plot, generous lawn area, patio area with outside power connection(s), gated side access with further small storage shed. Summer house with power. Mature bedding flowers and shrubs as well as fruit trees. Outside tap. Enclosed by panel fencing.

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This energy efficiency rating is a guide only and does 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 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.

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