



**Connells**

Yarmouth Road  
Symonds Green Stevenage





### Property Description

We are pleased to present a stunning family home, ideally located in the popular Symonds Green area & boasting three first floor double bedrooms, as well an additional ground floor room, currently in use as a double bedroom. The property benefits from gas radiator heating, double glazing, cloakroom, UPVC double glazed conservatory, living room & separate dining room, leading to a modern fitted kitchen.

On the first floor there are three double bedrooms & a modern refurbished family shower room, with walk in shower enclosure. The neat enclosed rear garden is low maintenance with artificial lawn & patio area. There is a gate leading out to the driveway parking

IMMEDIATE VIEWING HIGHLY  
RECOMMENDED

### Double Glazed Front Door To Entrance Porch

Door to

### Open Plan Entrance Hall

Built in storage space, stairs rising to first floor & doors to rooms

### Modern 2 Piece Cloakroom

### Lounge

14' 7" x 10' 8" ( 4.45m x 3.25m )

Double glazed windows to front & side

### Dining Room

7' 8" x 10' 4" ( 2.34m x 3.15m )

Double glazed window to front, archway to

### Modern Fitted Kitchen

9' 4" x 7' 4" ( 2.84m x 2.24m )

### Conservatory

11' 1" x 8' 10" ( 3.38m x 2.69m )

UPVC double glazed with double doors to rear garden

### Ground Floor Bedroom

16' 1" x 8' 7" ( 4.90m x 2.62m )

## First Floor Landing

Built in cupboard

## Main Double Bedroom

14' 7" x 7' 9" ( 4.45m x 2.36m )

Double glazed window to front

## Second Double Bedroom

11' 2" x 10' 5" max ( 3.40m x 3.17m max )

Double glazed window to front

## Third Double Bedroom

9' 5" x 8' 5" ( 2.87m x 2.57m )

Double glazed window to rear

## Modern Family Shower Room

Refitted suite comprising low level WC, wash hand basin, walk in tiled shower enclosure with wall mounted shower unit, Double glazed window to rear

## Outside

### Front

Neat frontage, low retaining fence with gated access

### Neat Enclosed Rear Garden

Low maintenance garden, laid with artificial lawn, patio area, outside lighting, rear gated access to the driveway

### Driveway Parking To Rear





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.focalagent.com](http://www.focalagent.com)



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**EPC Rating: Awaited**

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Tenure: Freehold



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