



**Connells**

Barham Road  
Stevenage



### Property Description

We are pleased to present a stunning four bedroom detached family home, extended & remodeled to provide spacious living accommodation throughout. The property is located in a popular residential area, within easy reach of good schooling for all ages & local amenities. Benefits from gas radiator heating, double glazing, luxury fitted kitchen/breakfast room & good size enclosed rear garden, with driveway parking to the side

AN IMMEDIATE VIEWING IS HIGHLY RECOMMENDED

### Front Door To

### Entrance Porch

Radiator, wooden flooring, Double glazed window to side, internal door to hallway & door to

### Cloakroom

Comprises low level WC, wash hand basin, radiator, Double glazed window to front

### Hallway

Radiator, wooden flooring, built in cupboard, stairs rising to first floor landing

### Study

8' 4" x 7' 4" ( 2.54m x 2.24m )  
Radiator, Double glazed window to side

### Lounge

18' 5" x 11' 4" ( 5.61m x 3.45m )  
TV point, radiator, ceiling spots, feature fireplace with inset fire, Double glazed windows to front & rear aspect

### Dining Room

9' 4" x 17' 6" ( 2.84m x 5.33m )  
Wooden flooring, radiator, ceiling spots, Double glazed Bi-fold doors opening to rear

garden, doorway to

### Kitchen/Breakfast Room

16' 8" x 12' 9" ( 5.08m x 3.89m )  
Extensive range of fitted floor & wall mounted storage units with deep drawers & eye catching work surfaces over. Integrated dishwasher & fridge/freezer, sink & drainer unit with mixer tap, space for cooker with hood over, ceiling spots, vertical radiator, fitted 'island' with breakfast bar over, storage units under, Double glazed window to side, Double glazed windows to rear garden, door to

### Utility Room

8' 2" x 4' 5" ( 2.49m x 1.35m )  
Fitted storage units, work tops with sink & drainer unit, space for appliances, wall mounted gas boiler, loft access

### First Floor Landing

Loft access, built in airing cupboard, doors to bedrooms and bathroom

### Main Double Bedroom

11' 6" x 10' 4" ( 3.51m x 3.15m )  
Radiator, Double glazed window to rear, door to

### En-Suite Shower Room

Comprises low level WC, wash hand basin, walk in tiled shower enclosure, radiator, Double glazed window to side

### Second Double Bedroom

11' 6" x 10' 10" ( 3.51m x 3.30m )  
Radiator, Double glazed window to rear

### Third Double Bedroom

11' 3" x 8' 2" ( 3.43m x 2.49m )  
Radiator, Double glazed window to

front

### **Bedroom Four**

7' 9" x 7' 2" ( 2.36m x 2.18m )

Radiator, Double glazed window to rear

### **Family Bathroom**

Modern 3 piece suite comprises low level WC, wash hand basin, panel bath, shaver point, partly tiled walls, Double glazed window to front

### **Outside**

#### **Front**

Neat frontage with pebbled area either side of door step

#### **Rear Garden**

Good size rear garden, neatly laid out with 'wood effect' tiled patio area, outside lighting, steps rising up to a lawned area to the back

#### **Block Paved Driveway**

Provides off road parking to the side





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: D**

**view this property online [connells.co.uk/Property/STV311185](http://connells.co.uk/Property/STV311185)**

Tenure: Freehold



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