



**Connells**

Mackenzie Square  
Stevenage





### Property Description

We are pleased to present a two double bedroom end of terrace home located in a popular residential area & offering spacious living accommodation which includes a large brick based double glazed conservatory, fitted kitchen/breakfast room, lounge & first floor family bathroom. The property benefits from gas radiator heating, double glazing, good size enclosed rear garden & a block paved frontage which provides scope for a driveway subject to drop kerb consent

Mackenzie Square is ideally located within easy reach of local amenities, good schooling for all ages & convenient road links to the town centre & A1M serving the north & south. Stevenage provides a fast & efficient link to London via the mainline station, the historic old high street with array of shops, restaurants & bars & the pedestrian new town centre with indoor market.

AVAILABLE WITH NO ONWARD CHAIN

### Front Door To

#### Entrance Hall

STAIRS RISING TO FIRST FLOOR  
LANDING, DOORWAY TO KITCHEN,  
DOOR TO LOUNGE

#### Lounge

10' 8" x 10' 5" ( 3.25m x 3.17m )

RADIATOR, DOORWAY TO  
KITCHEN, OPENS TO  
CONSERVATORY

#### Conservatory

18' 2" x 10' 2" ( 5.54m x 3.10m )

BRICK BUILT DOUBLE GLAZED,  
WOOD EFFECT FLOORING,  
RADIATOR, DOORS TO REAR  
GARDEN

#### Kitchen/Breakfast Room

18' 6" x 9' 4" ( 5.64m x 2.84m )

RANGE OF FITTED FLOOR & WALL  
MOUNTED STORAGE UNITS WITH  
DRAWERS AND WORK SURFACES  
OVER, FITTED BREAKFAST BAR,  
SINK & DRAINER UNIT WITH MIXER  
TAP, CEILING DOWNLIGHTS, BUILT  
IN OVEN & HOB, PLUMBING &  
SPACE FOR WASHING MACHINE,  
PARTLY TILED WALLS, DOUBLE  
GLAZED WINDOW TO FRONT,  
OPENS THROUGH TO  
CONSERVATORY

## First Floor Landing

DOUBLE GLAZED WINDOW TO FRONT

## Bedroom One

15' 7" x 10' 5" ( 4.75m x 3.17m )

RADIATOR, FITTED WARDROBES, BUILT IN CUPBOARD, DOUBLE GLAZED WINDOW TO REAR

## Bedroom Two

11' 6" x 9' 5" ( 3.51m x 2.87m )

RADIATOR, DOUBLE GLAZED WINDOW TO REAR

## Bathroom

COMPRISES LOW LEVEL WC, WASH HAND BASIN, BATH, PARTLY TILED WALLS, DOUBLE GLAZED WINDOW TO FRONT

## Outside

### Front Garden

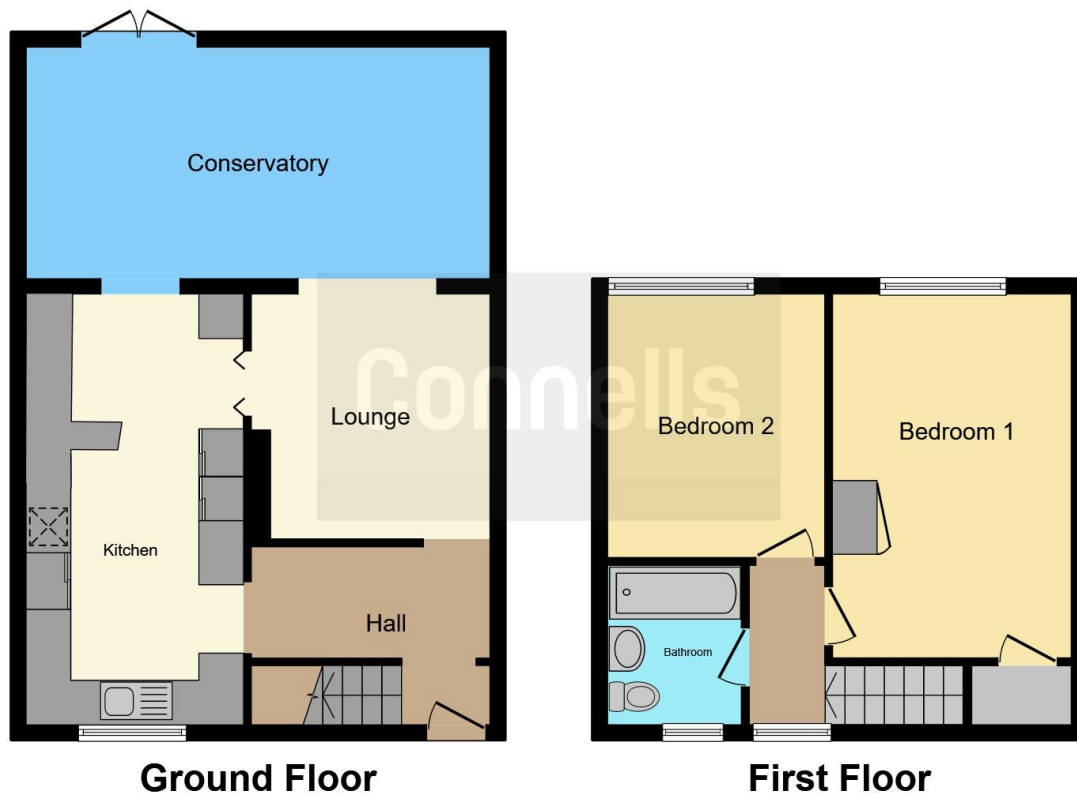
BLOCK PAVED WITH SIDE ACCESS

### Rear Garden

GOOD SIZE REAR GARDEN, ENCLOSED WITH GARDEN SHED







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)

To view this property please contact Connells on

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8 Market Place  
 STEVENAGE SG1 1DB

**EPC Rating: Awaited**

**view this property online [connells.co.uk/Property/STV311766](http://connells.co.uk/Property/STV311766)**



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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