







### Property Description

We are pleased to present a four bedroom terraced family home located in a popular residential area & boasting spacious living accommodation throughout. The property benefits from gas radiator heating, double glazing, 2 piece cloakroom, modern fitted kitchen, spacious lounge and separate dining room. The first floor landing has doors to four bedrooms. The modern family bathroom is tiled with a 3 piece suite & double glazed window. Externally there are front and rear gardens and there is driveway parking to the rear.

Canterbury Way 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.

BENEFITS FROM NO UPPER CHAIN

### Entrance Hall

### Cloakroom

### Lounge

19' 10" x 10' 2" ( 6.05m x 3.10m )

### Kitchen

10' 1" x 8' 6" ( 3.07m x 2.59m )

### Dining Room

9' 9" x 8' 7" ( 2.97m x 2.62m )

### Landing

### Bedroom One

11' 7" x 11' 4" ( 3.53m x 3.45m )

### Bedroom Two

11' 4" x 10' 5" ( 3.45m x 3.17m )

### Bedroom Three

9' 6" x 7' 4" ( 2.90m x 2.24m )

### Bedroom Four

8' 6" x 7' 5" ( 2.59m x 2.26m )

### Bathroom

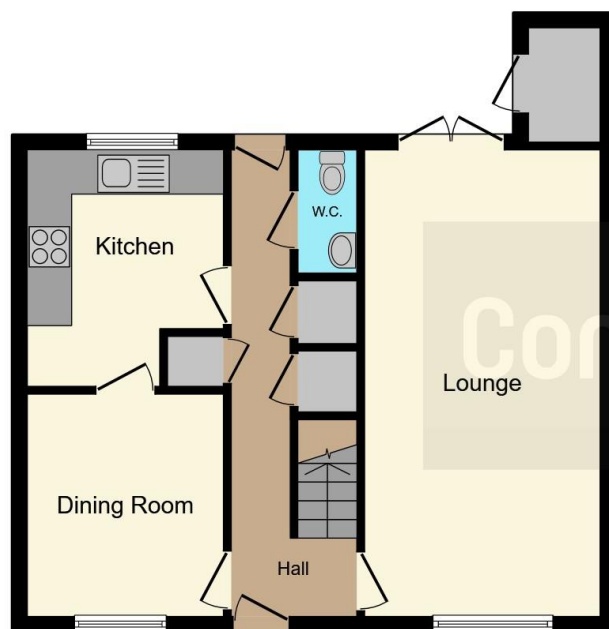
### Front Garden

### Rear Garden

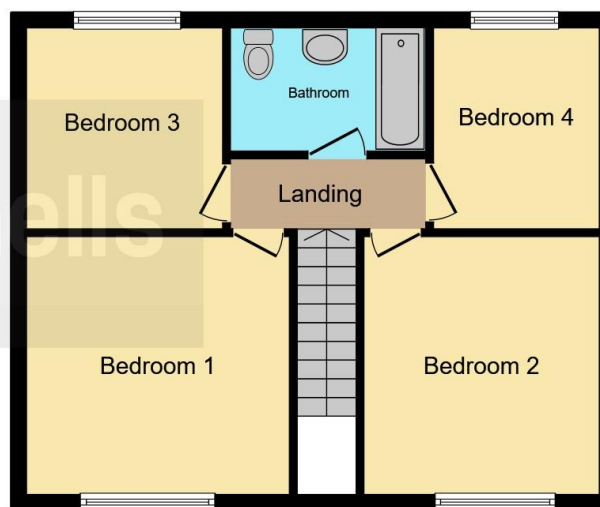
### Driveway







**Ground Floor**



**First Floor**

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: D Council Tax  
 Band: C

**view this property online [connells.co.uk/Property/STV312000](http://connells.co.uk/Property/STV312000)**



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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