



Connells

Symonds Green Road
Near Old Town Stevenage

Symonds Green Road Near Old Town Stevenage SG1 2HA

for sale
£525,000



Property Description

We are delighted to present to the market an individual family home, extended to the ground & first floor to provide spacious living accommodation with three first floor bedrooms. The property is located in a popular residential area within easy reach of the historic Old Town, and warrants an immediate internal inspection

The ground floor provides an entrance porch, hallway, lounge/diner with door to kitchen & doors to family room with door to 2 piece cloakroom. The large fitted kitchen has a door to the study & opens into a large brick based double glazed conservatory with door to rear garden.

The first floor provides a landing with loft access, doors to 3 bedrooms and family bathroom. The main bedroom as been extended to offer a dressing room and an en-suite shower room. There are 2 other good size bedrooms & three piece family bathroom.

Outside to the front is a green, with side gated access leading to a generous enclosed garden sat on an enviable plot. There is a driveway providing off road parking & leading to a garage with door access into the garden

Symonds Green Road 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 & 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.

Entrance Porch

Entrance Hallway

Stairs rising to first floor, radiator

Lounge/Diner

21' 4" x 10' 9" (6.50m x 3.28m)

Double glazed window to front, door to kitchen, double doors to family room, 2 radiators

Family Room

11' 8" x 6' 7" (3.56m x 2.01m)

Double glazed window and door to rear, door to cloakroom, radiator

Cloakroom

Comprises low level WC, wash hand basin

Kitchen

21' 5" max x 12' 1" max (6.53m max x 3.68m max)

Extensive range of fitted floor & wall mounted storage units with drawers and work tops over, floor space for large fridge/freezer, sink & drainer unit with mixer tap, built in oven & hob, space & plumbing for washing machine, under stairs cupboard, further built in storage space, Double glazed window to rear, door to study, opening to conservatory

Study

9' 4" x 7' 1" (2.84m x 2.16m)

Radiator, wall mounted gas boiler, Double glazed window to rear

Conservatory

14' 7" x 9' 4" (4.45m x 2.84m)

Brick based, Double glazed windows, glass roof, light & power, Door to rear garden

First Floor Landing

Loft access, doors to bedrooms and bathroom

Main Double Bedroom

12' 4" max x 7' 8" (3.76m max x 2.34m)

Radiator, Double glazed window to rear, door to

Dressing Room

9' 3" x 7' 2" (2.82m x 2.18m)

Double glazed window to rear, door to

En-Suite Shower Room

Comprises low level WC, wash hand basin, tiled shower enclosure, heated towel rail, partly tiled walls, Double glazed window to side

Bedroom Two

11' x 11' 2" (3.35m x 3.40m)

Radiator, recess with hanging rail & shelving, Double glazed window to front

Bedroom Three

12' 2" x 7' 5" (3.71m x 2.26m)

Radiator, built in airing cupboard, fitted wardrobe, Double glazed window to front

Family Bathroom

Comprising low level WC, wash hand basin, tiled walls, panel bath, radiator, shelved recess, Double glazed window to side

Outside

Front Garden

Gated access

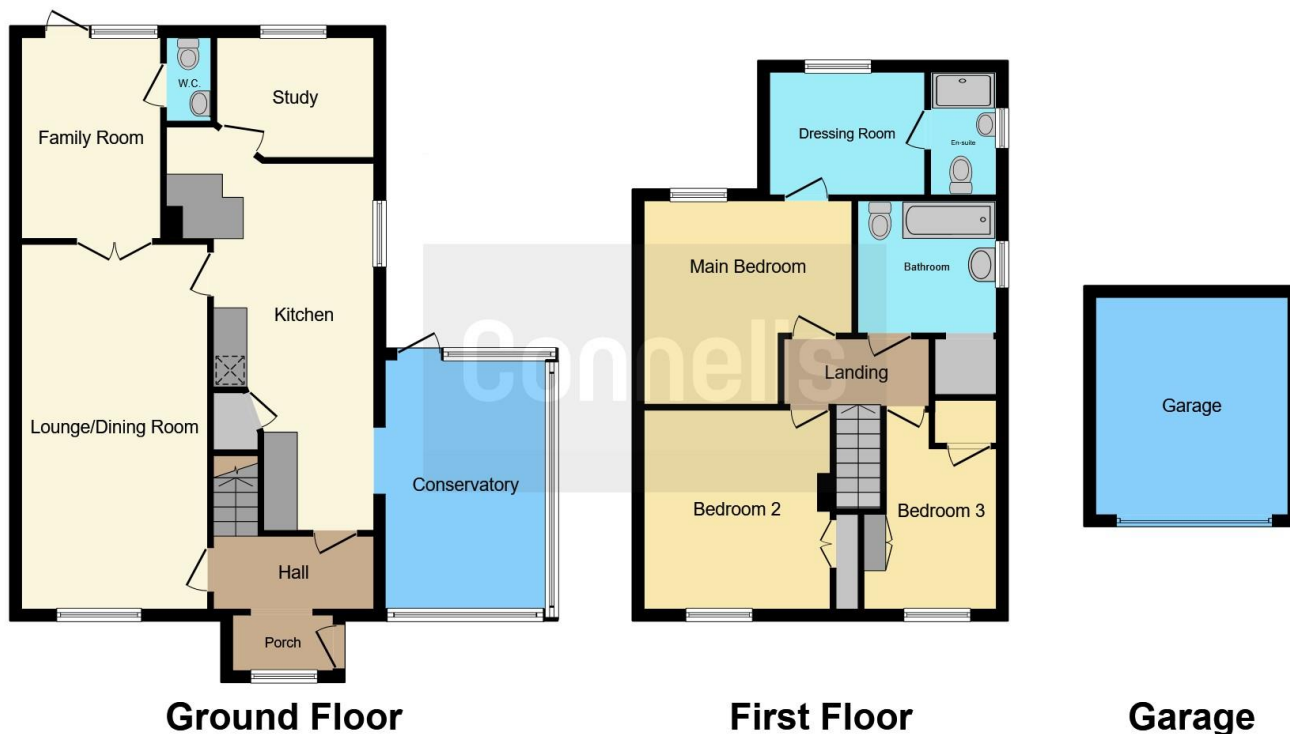
Rear/Side Garden

Generous plot, fully enclosed with side gated access leading to garage, extensive patio paving, neat shingled areas, outside tap, outside lighting, outside power points, ideal for entertaining with space for BBQ

Garage & Driveway

Driveway leading to garage, light & power, personal door to rear garden





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

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EPC Rating: C Council Tax
 Band: C

view this property online connells.co.uk/Property/STV312271

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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