



**Connells**

Wildwood Lane  
Monkswood Stevenage



### Property Description

We are pleased to present a stunning family home ideally located within easy reach of the town centre & mainline station, in the popular residential area of Monkswood. The property boasts three good size bedrooms, cloakroom, spacious lounge/diner with B--Fold doors to rear garden, modern refitted kitchen with integrated appliances, utility/store room, & modern family bathroom. Outside is a generous enclosed rear garden that backs onto woodland and ample street parking to hand.

Wildwood lane 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.

IMMEDIATE VIEWING STRONGLY  
RECOMMENDED

### Front Door To

#### Entrance Hall

Radiator, stairs rising to first floor

#### Cloakroom

Comprises low level WC, wash hand basin, radiator, wall mounted gas boiler, Double glazed window to front

#### Lounge/Diner

22' 3" x 9' 9" ( 6.78m x 2.97m )

Wooden flooring, radiator, door to utility, opens to kitchen, Double glazed window to rear, Bi-Fold doors opening to rear garden

#### Kitchen

8' 10" x 9' 6" ( 2.69m x 2.90m )

Refitted range of floor & wall mounted storage units with drawers and work tops over, built in oven & hob with hood over, integrated dishwasher, sink & drainer unit with mixer tap, partly tiled walls, wooden flooring, floor space for 'American' size fridge/freezer, Double glazed window to front

#### Utility/Store Room

Plumbing & space for washing machine

#### First Floor Landing

Airing cupboard, loft access

## Bedroom One

14' 2" max x 10' 2" ( 4.32m max x 3.10m )

Radiator, Double glazed windows to front, currently stud partitioned but will be removed by the owner if required

## Bedroom Two

11' 2" x 10' 8" ( 3.40m x 3.25m )

Radiator, built in cupboard, Double glazed window to rear

## Bedroom Three

8' 11" x 7' 6" ( 2.72m x 2.29m )

Radiator, walk in storage space, Double glazed window to rear

## Family Bathroom

Modern refitted 3 piece suite comprising low level WC, wash hand basin, panel bath with fitted screen and shower over, partly tiled walls, tiled flooring, radiator, Double glazed window to front

## Outside

### Front

Partly laid to lawn

### Rear Garden

Generous enclosed rear garden backing onto woodland, patio area with steps up to further patio area, ideal for entertaining, store shed, partly laid to lawn

## Ample Street Parking





**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)

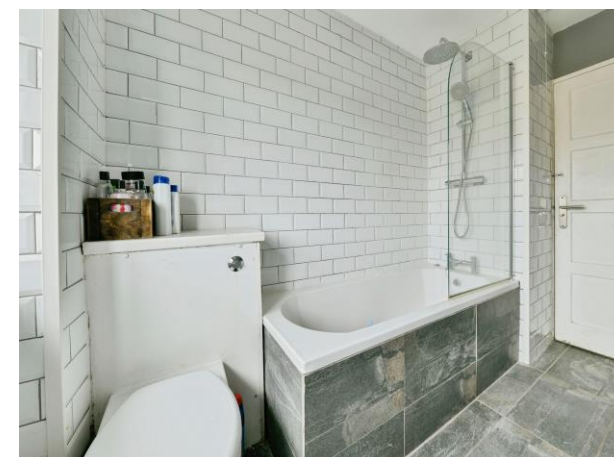
To view this property please contact Connells on

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8 Market Place  
 STEVENAGE SG1 1DB

EPC Rating: Council Tax  
 Awaited Band: C

**view this property online [connells.co.uk/Property/STV312375](http://connells.co.uk/Property/STV312375)**



Tenure: Freehold



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