

Russell Close Stevenage SG2 8PB.  
Asking Price £340,000



Russell Close, Stevenage, SG2 8PB.

Council Tax Band: C

We are delighted to offer for sale this three bedroom family home located in the Oaks Cross area of Stevenage. This property has the added benefit of having three double bedrooms, a separate dining room, a storeroom/utility room, fitted upstairs bathroom with a rolltop bath and a separate toilet/shower room. For more information, please call Homes and Mortgage on 01438 728444.

### Entrance Hall

10'07" x 5'11" (3.23m x 1.80m)

Double glazed door to front aspect, Tile effect flooring, stairs to first floor landing, wall mounted radiator and doors to:

### Lounge

14'06" x 10'03" (4.42m x 3.12m)

Double glazed window to front aspect, exposed wooden floorboards, wall mounted radiator and coving to ceiling.

### Kitchen

10'03" x 8'06" (3.12m x 2.59m)

Fitted kitchen with wall and base units roll top worksurfaces, stainless steel sink and drainer with mixer taps over and overhead set spotlights, integrated double oven, electric hob with extractor hood, fitted pantry cupboard, splash back tiling and doors to:

### Dining Room

10'02" x 8'07" (3.10m x 2.62m)

Double glazed sliding doors to rear aspect leading to garden, exposed floor boards, coving to ceiling and wall mounted radiator.

### Utilityroom/Storeroom

16'06" x 5'04" (5.03m x 1.63m)

Hardwood door to front aspect. Double glazed door to rear aspect leading to garden, ample space for washing machine, tumble dryer and other appliances.

### Gardeners Toilet

Low level WC, double glazed door to side aspect leading to garden.

### Landing

10'03" x 4'02" (3.12m x 1.27m)

Stairs from entrance hall, loft access, and doors to:

### Bathroom

7'04" x 5'04" (2.24m x 1.63m)

Double glazed window to rear aspect, roll top bath with mixer tap shower attachment, inset sink with vanity cupboard under, heated towel rail, half tiled walls and tiled floor.

### Shower Room

8'00" x 4'00" (2.44m x 1.22m)

Low level WC, vessel sink with mixer tap over, walk-in shower cubic, heated towel rail, full tiled walls, two double glazed windows to rear aspect, extractor fan and tiled floor.

### Bedroom One

45'11"26'2" x 32'9"13'1" (14'08" x 10'04")

Two double glazed windows to front aspect. Wall mounted radiator

### Bedroom Two

11'09" x 8'07" (3.58m x 2.62m)

Double glazed window to front aspect, built in storage cupboard and wall mounted radiator.

### Bedroom Three

10'02" x 8'8" (3.10m x 2.64m)

Double glazed window to rear aspect, built in storage cupboard and wall mounted radiator.

### Rear Garden

Patio area to near side leading to laid lawn, mature planted borders, access to garden toilet and storeroom/utility.

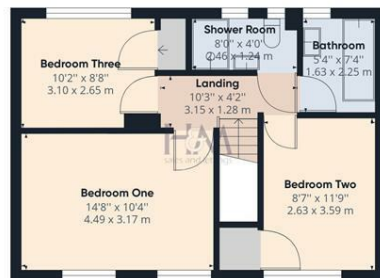
### Summer House

Wood built summer house, with single pane windows to front and side aspect, pitch roof, and double doors to front aspect.





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

970.23 ft<sup>2</sup>  
90.14 m<sup>2</sup>

Reduced headroom

12.11 ft<sup>2</sup>  
1.13 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive  
2002/91/EC

