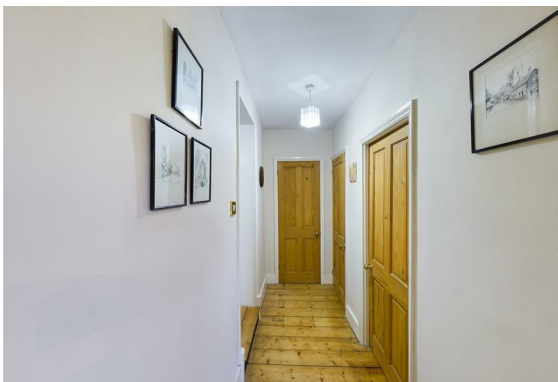
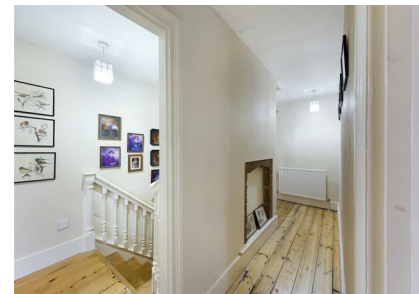


High Street, Old Stevenage, Hertfordshire SG1 3EJ.
Guide Price £525,000 - £550,000



High Street, Old Stevenage, Hertfordshire, SG1 3EJ.

Council Tax Band: F

WITH A GUIDE PRICE OF £525,000 to £550,000 and Set in the Historic Bowling Green area of Old Town Stevenage is this rarely available and seemingly unique Grade 2 listed Georgian property built circa 19th century and ready for its next new custodian!

This home retains many original features which include but not limited to; Sash Windows, Exposed Oak Floorboards, 'Deal' exposed wooden staircase with original bannister and inset spindles, brass toggle light switches and stripped exposed pine doors. Although 'Poplar House' retains many charming and characterful features it has been sympathetically updated with modern gas central heating, refitted kitchen with appliances as well as a downstairs WC, modern family bathroom and separate shower room.

Outside you can find well maintained and landscaped front and rear gardens. The detached rear garden is approximately 20 feet away from the rear of the property and easily accessed via the private driveway. The gardens have an array of shrubs and roses and the property has its own garage and parking accessed via a private block paved driveway.

Lounge/Dining Room

22'10 x 12'2 (6.96m x 3.71m)
Glazed sash windows to front and side aspect, hardwood flooring throughout extending into the outer lobby. Fitted TV cabinet with storage cupboards found above and below, stripped pine door leading to the kitchen via a feature panelled access, dado rails, coving to ceiling, double radiators with cabinet covers inset with a decorative matrix of holes which also act as feature window ledges. Exposed cast iron fireplace with inset 'Minton' style tiles, tiled hearth and ornate wooden mantle and surround. Stripped antique pine door leading to outer lobby which has inset etched glazed glass panels complimented by brass push bars, rim latch lock and period style handles.

Kitchen/Breakfast Room

12'5 x 11'11 (3.78m x 3.63m)
Block assembled solid wood worktops with inset 'Franke' one and a half bowl sink drainer and antique style mixer taps over. Wall and base units to 2 walls, built in four burner gas hob and electric oven with 'Smeg' stainless steel extractor hood over, tiled 'cottage' style splashbacks. Plumbed for dishwasher, double radiator, half panelling to two walls. Glazed sash windows to front and side aspect with separate antique stripped pine doors leading to 1st floor and utility/boot room.

Outer Lobby

4'9 x 4'5 (1.45m x 1.35m)
Multi glazed casement door and surround to the side which gives access to the garage and rear garden. Hardwood flooring, dado rails, double radiator, spacious built in storage cupboard ideal for cloaks and boots, door to WC.

Downstairs WC

Feature Victorian style wash hand basin with 'Bramham' Hot and Cold taps along with storage under, Low level WC with enclosed cistern, double radiator, air extractor and exposed hardwood flooring.

Utility/Boot Room

8'4 x 4'0 (2.54m x 1.22m)
Wall mount 'Glow-worm' gas fired boiler (last serviced on 18/10/22) with storage shelving under, plumbed for washing machine and space above for tumble dryer, access to boot room area which has a 'Butler' sink with hot and cold taps, tiled splashbacks and a timber panelled door to storage/airing cupboard.

Galleried Landing

12'10 x 7'11 (3.91m x 2.41m)
Accessed via original exposed 'Deal' wooden staircase with inset spindled

Master Bedroom

12'9 x 11'9 (3.89m x 3.58m)
Front and side glazed sash windows, double radiator and exposed oak floorboards.
giving access to main bedroom and bathroom, feature brick surround currently hiding an open fireplace, single radiator, steps down to inner landing area.

Main Bathroom

10'5 x 5'6 (3.18m x 1.68m)
Opaque/frosted brass latched window to front aspect. Three piece suite comprising of panel enclosed bath with hot and cold 'Bramham' taps, 'Mira' thermostatically controlled shower over with glazed concertina door. Victorian style sink with 'Bramham' hot and cold taps and storage under, Low level WC with enclosed cistern, tiled splashbacks with black edging tiles, inset spotlights.

Inner Landing

10'1 x 3'7 (3.07m x 1.09m)
Exposed oak floorboards along with exposed wooden doors to bedrooms two, three and the shower room, built in storage cupboard.

Bedroom Two

13'1 x 11'4 (3.99m x 3.45m)
Glazed sash window to front aspect, exposed oak floorboards, double radiator, access to the loft.

Bedroom Three

8'11 x 6'5 (2.72m x 1.96m)
Glazed sash window to side aspect, double radiator, exposed oak floorboards, coved to ceiling.

Shower Room

8'0 x 4'8 (2.44m x 1.42m)
Glazed frosted sash window to side aspect. Built in shower cubicle with floor to ceiling splashbacks, 'Triton' thermostatically controlled shower and concertina glazed door, Low level WC with enclosed cistern, Victorian style wash hand basin with separate 'Bramham' hot and cold taps along with storage under, double radiator and a towel/linen cupboard.

Front Garden

Enclosed by a balled topped wrought iron 'style' fence and gate with flag paved path leading to the front door which has a cornice and console surround along with ornate feature porch. Separate paved seating areas overlooking the raised flowerbeds which are home to a range of 'David Austen' rose bushes underplanted with Lavender and various bulbs.

Rear Garden

Beautifully landscaped (see historical photos) which blooms with numerous roses, 'Acer Palmatum' commonly known as Japanese maple, 'Tibetan Cherry Tree', 'Espalier Apple and Plum fruit trees' and a range of various shrubs. Paved path leading around the lawned area and up to a small patio. Pagoda style swing seating area covered by Yew Trees, separate raised circular patio with block brick surround, outside tap, courtesy door to garage, open panelled octagonal fencing with cross trellising above. (Footnote - The rear garden is detached from the house, but accessed via the private driveway).

Garage

Single garage with power and light up and over door along with parking in front.

Parking Access

Unusually for the Bowling Green area 'Poplar House' has its own garage and parking which is accessed via a block paved private driveway (serving numbers 6, 6a and 4). There is also an overflow parking area for the 3 properties.

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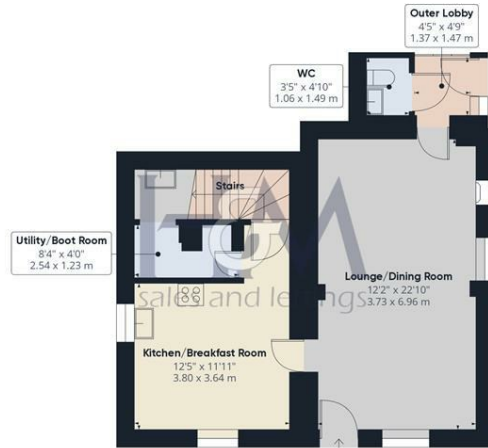


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sales and lettings

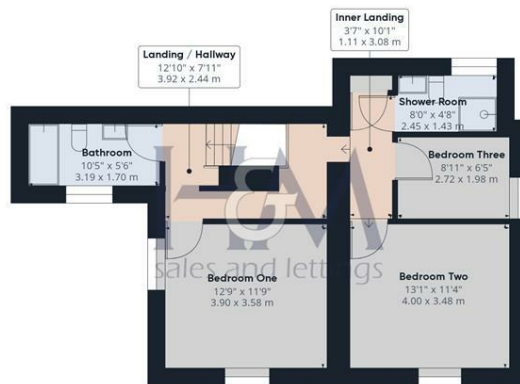




executive and country homes



Floor 0



Floor 1

Approximate total area[®]

1160.68 ft²

107.83 m²

Excluding balconies and terraces

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

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