

Telford Avenue Stevenage Hertfordshire SG2 0AE.
Price Guide £450,000



Telford Avenue, Stevenage, Hertfordshire, SG2 0AE.

Council Tax Band: C

GUIDE PRICE: £450,000 - £470,000 Four Bedroom end of terrace house has been beautifully refurbished by the current owners over the last two years. A modern kitchen is a true highlight of this home, providing a stylish space, the bathroom has also been tastefully updated. Other benefits include a downstairs cloakroom, off road parking, and a garage en bloc. Located in the Chells area of Stevenage this property offers easy access to local amenities, schools such as Nobel and Marriotts secondary school, and transport links, making it an ideal choice for growing families. Call Homes and Mortgages today on 01438 728444.

Entrance Porch

Double glazed door to front aspect, porthole single windows to left and right side, glass panel door leading to entrance hall and wall mounted double radiator.

Entrance Hall

Stairs to first floor landing, double radiator, recessed spotlights, wood effect flooring, wall mounted mirror counseling cupboard housing consumer unit and doors to:

Cloakroom

Modern fitted cloakroom with high level double glazed window to side aspect, concealed cistern push button toilet, wash hand basin, double radiator and wood effect flooring.

Kitchen/Diner

52'7" x 42'9" (16.03 x 13.04)
A modern fitted kitchen with high gloss wall and base units with marble effect work surface with complementary upstands and splash back. Inset sink with mixer taps over, integrated electric hob with extractor hood over, integrated high level ovens, dishwasher and washing

machine. Space for a free standing American style fridge/freezer. Recessed spotlight and tiled floor throughout.

Lounge/Diner

21'10" x 10'7" (6.66 x 3.25)

Double glazed Georgian style window and door to rear aspect, double glazed Georgian style window to front aspect. Media wall with recess opening for a flatscreen TV, feature fireplace, Wood effect flooring, and two wall mounted radiators and recessed spotlights.

Landing

Stairs from entrance hall, loft access and doors to:

Bedroom One

12'2" x 12'1" (3.72 x 3.69)

A very nice size master bedroom with Georgian style double glazed windows to front aspect, wall mounted double radiator, recessed spotlights and a wall mounted air conditioning unit.

Bedroom Two

12'0" x 8'8" (3.68 x 2.65)

Georgian style double glazed windows to front aspect, wall mounted double radiator and built in storage cupboard, high level power points and Cat5 connectors for wall mounted TV.

Bedroom Three

9'4" x 7'7" (2.86 x 2.33)

Georgian style double glazed windows to rear aspect, wall mounted double radiator, high level power points and Cat5 connectors for wall mounted TV.

Bedroom Four

8'9" x 9'4" (2.68 x 2.87)

Georgian style double glazed windows to rear aspect, wall mounted double radiator, recessed spotlights, high level power points and Cat5 connectors for wall mounted TV.

Bathroom

7'5" x 6'1" (2.27 x 1.86)

A full tiled bathroom with Georgian style double glazed windows to rear aspect, panel bath with glass shower screen, mixer tap, shower attachment and

waterfall shower over. Concealed cistern push button toilet, wash hand basin with mixer taps and steam-free Bluetooth mirror, heated towel rail, recessed spotlights and extractor fan.

Rear Garden

Patio area to rear side leading to laid lawn, cold water tap side gate access, personal door leading to garage En bloc and two wooden storage sheds.

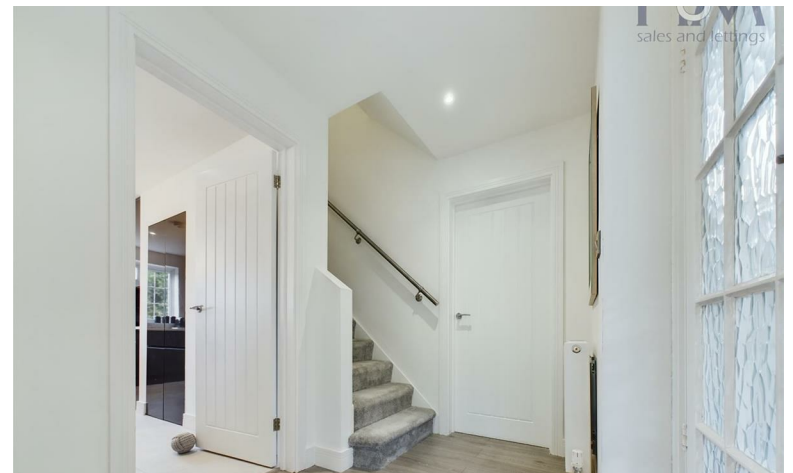
Garage

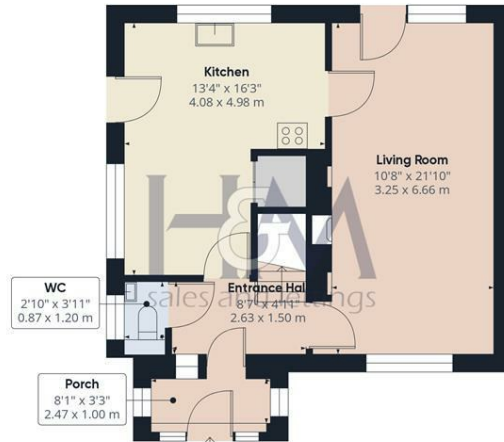
16'6" x 9'0" (5.04 x 2.76)

Single garage with metal up & Over door. Parking to front is also possible.

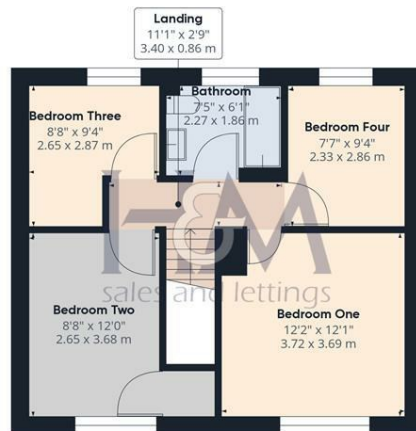
Front Garden And Parking

Bloc pave driveway for one car, mature hedge row borders.





Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1003.2 ft²
93.2 m²

(1) 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Homes and Mortgages
86 High Street
Stevenage
Hertfordshire
SG1 3DW
01438 728444

stevenage@homesandmortgages.co.uk

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	