

*Whitehorse Lane, Stevenage, Hertfordshire SG1 6NJ.  
Offers In Excess Of £450,000 to £470,000*





*Whitehorse Lane, Stevenage, Hertfordshire, SG1 6NJ.*  
*Council Tax Band: E*

Offered with VACANT POSSESSION this four bedroom town house located in the Great Ashby area of Stevenage and within walking distance of the local amenities. The house itself is split across three floors and has a traditional lounge on the ground floor with a kitchen/dining and downstairs W/C. The first floor has a larger than average master bedroom which benefits from an en-suite and there is also a single bedroom. There are two double bedrooms on the second floor as well as a family bathroom. The large single garage has the benefit of extra space to accommodate a vehicle aswell as a workshop area.

**Entrance Hall**

9'5 x 3'5 (2.87m x 1.04m)

Accessed via a front door with double glazed windows, door to the lounge dining room, stairs to the first floor

**Downstairs WC**

5'4 x 3'2 (1.63m x 0.97m)

Double glazed window to the front aspect, low level WC, pedestal wash hand basin, radiator.

**Lounge**

15'6" x 11'7" (4.72m x 3.53m)

Double glazed window to the front aspect and feature bay window to the side, radiators, understairs storage cupboard, solid wooden style flooring, glazed casement doors to the kitchen/dining room.

**Kitchen/Dining Room**

15'2 x 11'4 (4.62m x 3.45m)

Fitted with a range of base and wall mounted units, built in oven, hob and chimney extractor, stainless steel sink drainer, built in fridge/freezer, plumbed for a washing machine, radiator, double glazed window to the rear aspect, double glazed doors to the rear garden.

**First Floor**

17'6 x 6'2 (5.33m x 1.88m)

Doors to all rooms, stairs to the second floor, double glazed window to the front aspect, built in cupboard.

**Master Bedroom**

13'4 x 9'4 (4.06m x 2.84m)

Dual double glazed windows to the rear aspect, built in double wardrobes, radiator.

**Ensuite**

6'8 x 6'3 (2.03m x 1.91m)

Double glazed window to the side aspect, built in shower cubicle, cistern enclosed low level WC, vanity wash hand basin, tiled flooring and tiled splashbacks.

**Bedroom Four**

10'6 x 8'8 (3.20m x 2.64m)

Double glazed window to the front aspect, radiator, built in wardrobe.

**Second Floor**

6'7 x 6'4 (2.01m x 1.93m)

Doors to all rooms, radiator, loft access.

**Bedroom Two**

15'2 x 9'4 (4.62m x 2.84m)

Double glazed window to the rear aspect, radiator,

**Bedroom Three**

15'3 x 10'11 (4.65m x 3.33m)

Double glazed window to the front aspect, radiator,

**Family Bathroom**

7'2 x 6'4 (2.18m x 1.93m)

Double glazed window to the side aspect, panel enclosed bath with mixer taps, cistern enclosed low level WC, vanity wash hand basin. radiator, tiled flooring.

**Rear Garden**

Lawned area, enclosed with timber fencing, steps down to the garage, paved path.

**Front Garden**

Laid to lawn and hedgerow, path to the front door, potential to create extra parking(subject to usual consents being granted)

**Driveway**

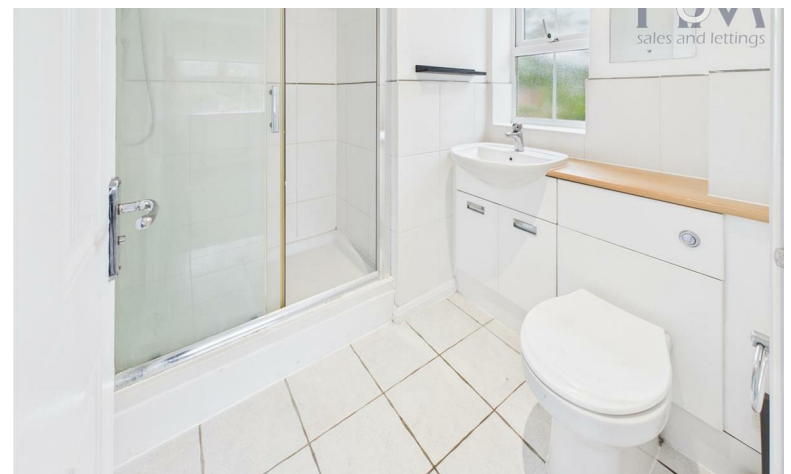
Parking for one vehicle, there is potential to create further parking(subject to usual consents being granted)

**Garage**

17'4 x 15'6 (5.28m x 4.72m)

Oversized single garage with up and over door, courtesy door to the rear garden, power and light.







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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	