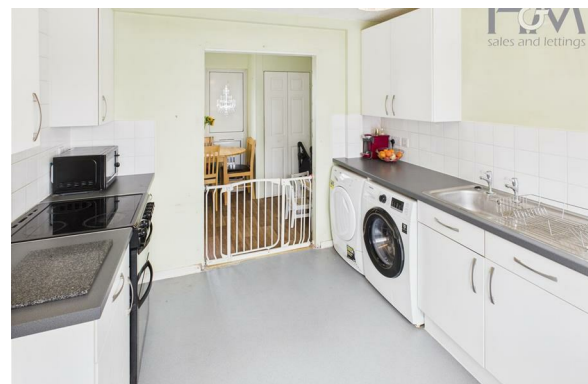


Elm Walk, Stevenage, Hertfordshire SG2 9UY.  
Asking Price £335,000





Elm Walk, Stevenage, Hertfordshire, SG2 9UY.  
Council Tax Band: C



A very well presented two bedroom property which benefits from an additional room upstairs that could be used as a dressing room/study or even a guest room and in the rear garden is a fantastic purposes built gym/bar room/man cave! To the front is hardstanding and offers parking potential subject to the curb being dropped. Inside there is a modern kitchen and refitted bathroom along with gas central heating and double glazing. Viewing is a must an ideal for a first time buy!

### Entrance Hall

3'6 x 3'0 (1.07m x 0.91m)

Double glazed door and glazed side panel to the front aspect, wood effect flooring, stairs to first floor landing and wall mounted double radiator.

### Lounge

15'4 x 10'7 (4.67m x 3.23m)

Double glazed window to rear aspect with fitted blinds, wood effect flooring, electric feature fire place with mantel, part inset spotlights.

### Kitchen

11'4 x 9'4 (3.45m x 2.84m)

Fitted kitchen with a range of modern wall and base units, roll top work surfaces, splashback tiling, stainless steel sink drainer, space for free standing oven, plumbed for a washing machine, space for a tumble dryer and fridge freezer. Double glazed window and door to rear aspect, access to dining area.

### Dining Area

9'3 x 6'10 (2.82m x 2.08m)

Double glazed window and door to front aspect, understairs storage space, storage cupboard housing gas-fired combination boiler, wood effect flooring.

### Landing

6'11 x 3'7 + 5'6 x 3'11 (2.11m x 1.09m + 1.68m x 1.19m)

'L' Shaped landing with a double glazed window to front aspect with fitted blinds, loft access and doors to

### Bedroom One

11'4 x 9'6 (3.45m x 2.90m)

Double glazed window to rear aspect, wall mounted double panel radiator.

### Bedroom Two

10'6 x 8'7 (3.20m x 2.62m)

Double glazed window to rear aspect with fitted blinds, double panel radiator.

### Dressing Room/Study

9'10 x 6'3 (3.00m x 1.91m)

An ideal space off the landing for either a dressing room or study with a double panel radiator and lighting, room for a small single bed and wardrobe, should the need arise.

### Bathroom

6'11 x 5'5 (2.11m x 1.65m)

Refitted bathroom suite with a double glazed window to front aspect with fitted blinds, P-shape bathroom with mixer taps and waterfall shower over along with separate handset and glass shower screen, cistern enclosed low level WC, vanity wash hand basin with mixer taps, tiled floor and chrome heated towel rail.

### Rear Garden

Low maintenance rear garden with patio area to rear side stepping down to artificial grass, paved path to gym/bar room, outside lighting and power, cold water tap.

### Frontage

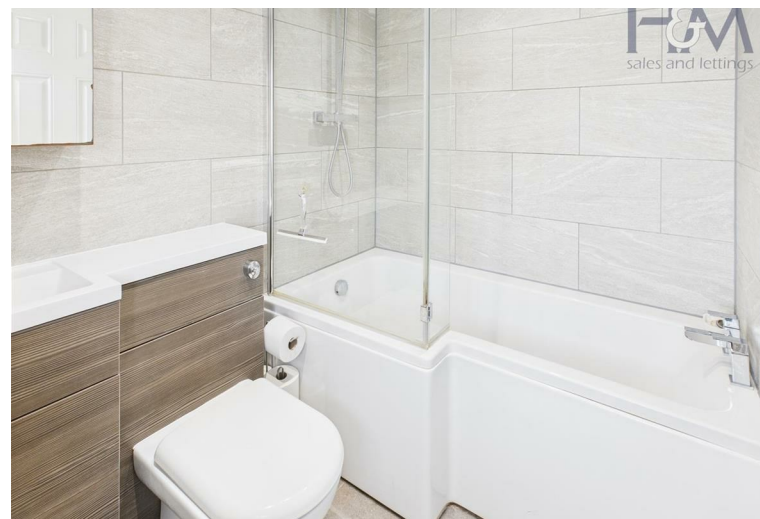
Hardstanding and front door to entrance hall

### Gym Room/Bar/Office

15'6 x 6'11 (4.72m x 2.11m)

A great addition which would have a multitude of uses with inset spotlights and power.







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) <b>A</b>		
(81-91) <b>B</b>		<b>85</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	