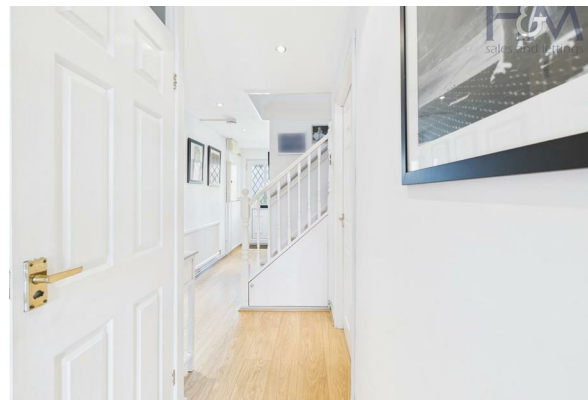


Archer Road Stevenage Hertfordshire SG1 5HN.
Guide Price £375,000

H&M
sales and lettings



Archer Road, Stevenage, Hertfordshire, SG1 5HN.

Council Tax Band: C

GUIDE PRICE £375,000 - £390,000.

A very well presented and extended three bedroom family home which benefits from a 20ft x 16ft lounge and dining room with french doors leading out to the rear garden and a ceiling lantern making this a bright and airy room, a study study/gaming room, 19ft kitchen/breakfast room and downstairs WC. Upstairs is a refitted bathroom and three bedrooms all of a good size. Adjacent to the rear of the property is your own garage. Call or email Homes and Mortgages to arrange your viewing.

Entrance Hall

13'9 x 6'0 (4.19m x 1.83m)

Double glazed front door with inset leaded light glazed windows, wood style flooring, radiator, inset spotlights, stairs to the first floor, glazed casement door to the study/gaming room, door to the lounge and separate access leading to the kitchen.

Kitchen/Breakfast Room

19'3 x 8'10 (5.87m x 2.69m)

Double glazed window to the front aspect, fitted with a range of base and wall level units and a breakfast bar, stainless steel sink drainer, fitted electric oven with gas hob over, chimney hood extractor fan and stainless steel splashback. built in dishwasher, tiled flooring, radiator, inset spotlights and access to the breakfast area with wood style flooring, further inset spotlights, radiator and double glazed window to the front aspect.

Lounge & Dining Room

20'2 x 16'6 (6.15m x 5.03m)

Lounge

Feature fireplace with a tiled hearth and oak style mantle and surround, inset spotlights, wood style flooring, double radiator, access into the kitchen/breakfast room,

Dining Room

Double glazed french doors with double glazed side panels leading to the rear garden, inset spotlights, feature roof lantern, double radiator

Study/Gaming Room

13'4 x 5'1 (4.06m x 1.55m)

Double glazed door to the rear garden, double glazed window to the rear aspect, radiator, inset spotlights, utility cupboard currently housing a washing machine and tumble dryer

Downstairs WC

4'9 x 2'8 (1.45m x 0.81m)

Vanity wash hand basin, cistern enclosed low level WC, tiled splashbacks.

Landing

6'7 x 4'0 (2.01m x 1.22m)

Stairs leading to the first floor, doors to all rooms, loft access with power and light and boarded, built in airing cupboard.

Bedroom One

14'5 x 9'9 (4.39m x 2.97m)

Double glazed window to the rear aspect, radiator

Bedroom Two

14'1 x 8'3 (4.29m x 2.51m)

Double glazed window to the rear aspect, radiator,

Bedroom Three

11'6 x 6'8 (3.51m x 2.03m)

Double glazed window to the front aspect, radiator, recessed wardrobe area and storage area.

Bathroom

6'8 x 5'6 (2.03m x 1.68m)

Double glazed opaque window to the front aspect, cistern enclosed low level WC, vanity wash hand basin, 'P' shaped bath with mixer taps over and also a wall inset shower over, heated chrome towel rail, tiled splashbacks and tiled floor.

Frontage

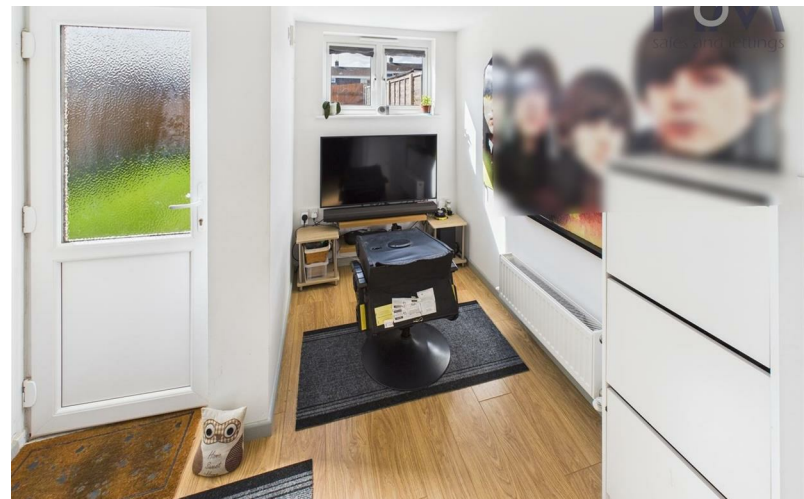
Steps up to path leading to the front door, lawned area.

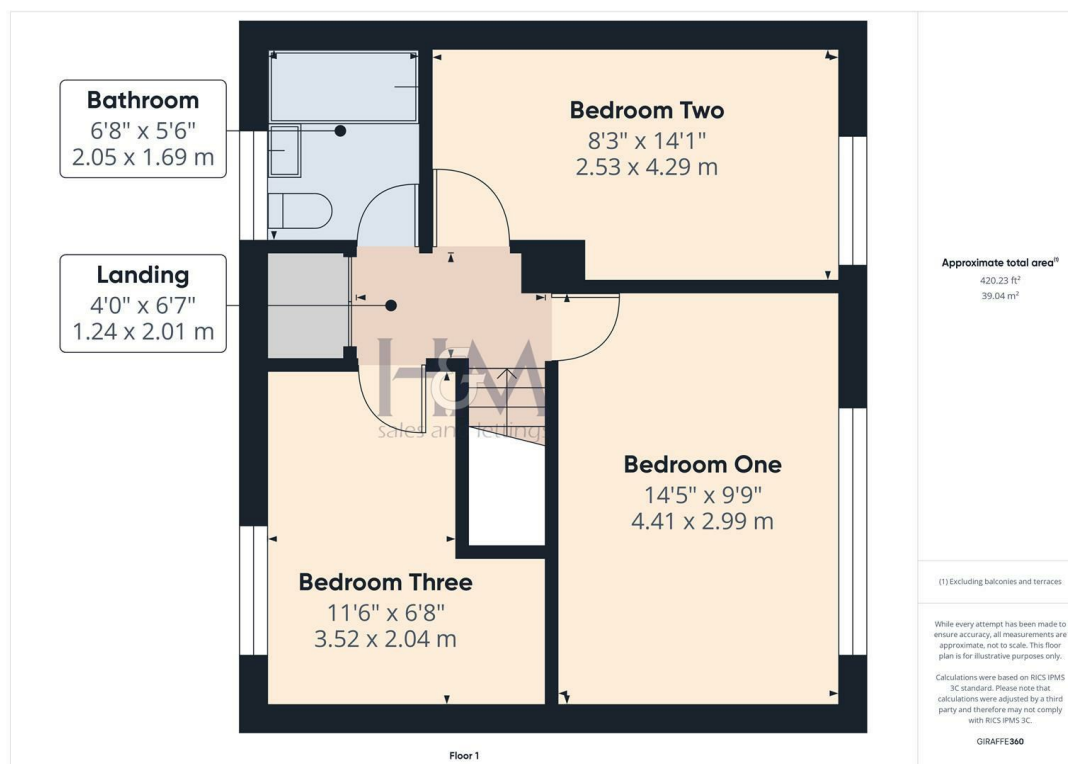
Rear Garden

Lawned area with a block brick border, paved patio and path, outside tap, power and lights. Rear gate leading over to the garage en block.

Garage

Up and over door





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Energy Efficiency Rating

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