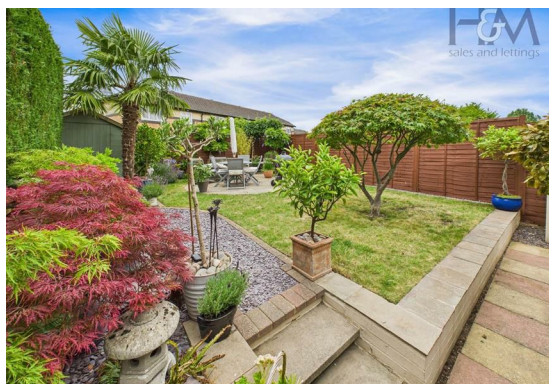


Aylward Drive, Stevenage, SG2 8UR.
Offers In Excess Of £400,000

H&M
sales and lettings



Aylward Drive, Stevenage, SG2 8UR.

Council Tax Band: C

A beautifully presented three bedroom semi detached family home situated in a cul-de-sac location on the outskirts of the popular Chells area of Stevenage. The current owners who have lived at the property for over 30 years have completely modernised this family home and the best way to fully appreciate the work that has been carried out is to take a look inside. Briefly the property comprises of a downstairs WC, family lounge, dining room, kitchen and conservatory, upstairs there are three bedrooms and a refitted family bathroom, outside are well maintained front and rear gardens.

A VIEWING IS A MUST!

Entrance Hall

11'9 x 3'2 (3.58m x 0.97m)

Accessed by a double glazed front door with inset opaque stained glass windows, radiator, tiled flooring leading to hardwood style flooring, separate doors to both the lounge and kitchen, stairs to the first floor,

Family Lounge

14'1 x 11'3 (4.29m x 3.43m)

Double glazed window to the rear aspect, hardwood style flooring, radiator.

Dining Room

14'3 x 7'9 (4.34m x 2.36m)

Double glazed window and door to the sun room, hardwood style flooring, vertical mounted radiator, access into the kitchen.

Kitchen

12'10 x 5'6 (3.91m x 1.68m)

Double glazed window to the front aspect, fitted with a range of wall and base units, one and a half sink drainer with mixer tap over, plumbing for a washing machine, freestanding cooker space, tiled splashbacks, radiator, understairs storage cupboard.

Downstairs WC

6'11 x 2'9 (2.11m x 0.84m)

Double glazed opaque window to the front aspect, low level WC, pedestal wash hand basin, tiled splashbacks, coats hanging area, radiator

Sun Room

18'3 x 7'5 (5.56m x 2.26m)

Double glazed to the rear and side aspect, double glazed sliding doors to the rear garden, tiled flooring

Landing

10'11 x 5'10 (3.33m x 1.78m)

Galleried style landing with doors to all of the rooms, loft access, linen cupboard.

Bedroom One

11'6 x 11'0 (3.51m x 3.35m)

Double glazed window to the rear aspect, hardwood style flooring, radiator.

Bedroom Two

12'2 x 8'4 (3.71m x 2.54m)

Double glazed window to the front aspect, built in wardrobe, feature half panelled walls, radiator.

Bedroom Three

10'11 x 5'10 (3.33m x 1.78m)

Double glazed window to the rear aspect, fully fitted floor to ceiling wardrobes, radiator.

Bathroom

8'8 x 5'7 (2.64m x 1.70m)

Double glazed opaque window to the front aspect, feature half panelled walls with mosaic tiled borders and tiling above, panel enclosed bath with mixer taps over and a wall inset rainfall shower head and separate handset. vanity wash hand basin, low level WC, heated chrome towel rail.

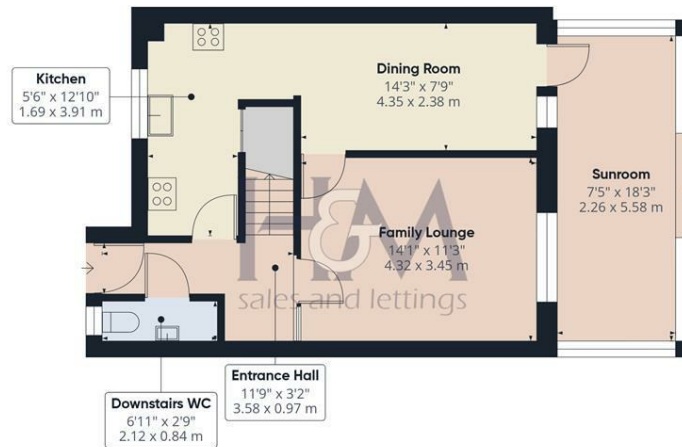
Frontage

Laid to lawn with flowerbed and hedgerow borders, path to the front door with shingle borders, side gate to the rear garden.

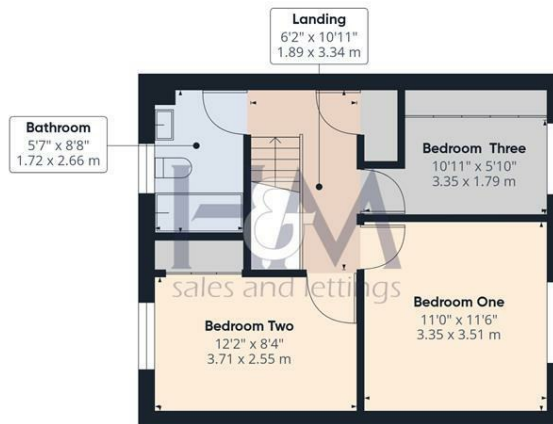
Rear Garden

Paved path leading to steps to the laid to lawn garden with slate chipping path and borders, feature circular patio, enclosed with timber fencing and hedgerow borders. BBQ/Pizza oven with a log store under.





Floor 0



Floor 1

Approximate total area⁽¹⁾
1020 ft²
94.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(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	