

# Alexander Bond & Company

Estate Agents | Property Management

Blenheim Way, Stevenage, Herts, SG2 8TF

Guide Price £390,000









# Blenheim Way

## Stevenage, SG2 8TF

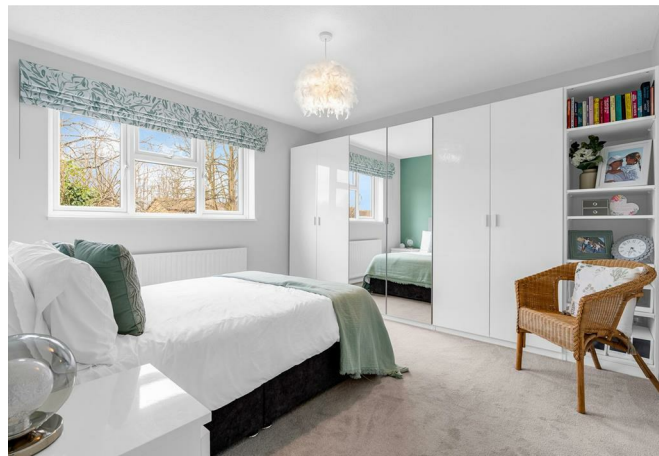
- Well Presented and Much Improved House
- Sought After Bragbury End Area
- Lots of Scope to Extend if Required
- Downstairs Cloakroom
- Close to Shops and Schools
- Three Bedroom End Terrace
- Very Large Rear Garden
- Re- Fitted Kitchen With Integrated Appliances
- Parking Bays in the Cul-De-Sac
- Internal Viewing Highly Recommended

Alexander Bond & Company are delighted to offer the sale of the Freehold of this well presented and much improved three bedroom end of terrace house located in the sought after Bragbury End area of Stevenage.

The property offers an excellent standard of living accommodation. Comprising on the ground floor: An entrance lobby, hallway, downstairs cloakroom, separate lounge, dining room and a refitted kitchen with integrated appliances. Upstairs there are three good sized bedrooms and a bathroom with a three piece suite and a fitted electric shower.

Outside to the rear is a very large garden giving a unique opportunity to allow a substantial extension if required to the house (subject to planning permission) and to the front there are a number of parking bays in the cul-de-sac.

The village of Knebworth is on the doorstep & the station just a 5 minute drive away, as well as green open spaces & amenities. Stevenage town centre and mainline station is a 10 minute drive, with the indoor market, New Town shopping precinct & traditional old high street offering an array of shops, bars, public houses, restaurants & coffee shops



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### ENTRANCE LOBBY

Access via UPVC front door with opaque double glazed window panel and opaque double glazed window to side, solid wooden flooring, built in bin store cupboard, large walk in storage cupboard with light, fuse box, gas and electric meters.

### HALLWAY

Access via half glazed door, stair off to first floor, solid wooden flooring, built in storage cupboard, opaque double glazed door leading to the rear garden.

### CLOAKROOM

Opaque double glazed window to rear, radiator, hand wash basin with mixer tap, low level WC, solid wooden flooring

### LOUNGE

16'5" x 9'11" (5.00m x 3.02m")

Double glazed window to front, solid wooden flooring, double radiator.

### DINING ROOM

10'7" x 8'3" (3.23m x 2.51m")

Double glazed window to rear, solid wooden flooring, radiator, arch opening to:

### KITCHEN

10'7" x 7'11" (3.23m x 2.41m")

Double glazed window to rear, wood effect work top surfaces, stainless steel single drainer sink unit with mixer tap, fitted wall and base units with cupboards and drawers, wine rack, mosaic style tiling, built in stainless steel double oven, ceramic hob, integrated dish washer, stainless steel cooker hood with light, wall mounted gas fired boiler serving central heating and hot water, space for a fridge/freezer,

### STAIRS & LANDING

Access to an insulated and part boarded loft, built in storage cupboard, built in airing cupboard housing a hot water tank and shelves.



**BEDROOM ONE** 11'5" x 11'5" (3.48m" x 3.48m")

Double glazed window to front, radiator.

**BEDROOM TWO** 11'5" x 8'8" (3.48m" x 2.64m")

Double glazed window to rear, radiator, large built in storage cupboard.

**BEDROOM THREE** 9'2" x 7'8" (2.79m" x 2.34m")

Double glazed window to front, radiator, built in cupboard.

#### **BATHROOM**

Opaque double glazed window to rear, fitted panelled bath with mosaic style tiled surround, low level WC, pedestal hand wash basin with mixer tap, vinyl flooring, mosaic style wall tiling, fitted electric shower, extractor fan, radiator.

#### **OUTSIDE**

Front: Lawn area, path to front door, outside light, hedged borders.

Rear: Very large garden, close board fencing, gated access to rear, timber shed, flower and shrub borders with log roll edging, overhead canopy above rear door.

Parking: There is a car park just in front of the house in the cul de sac that provides parking for the residents.

## **Directions**

Bragbury End enjoys a prime location with easy access to local amenities, excellent schools catering to all age groups, and convenient road connections to the town centre and the A1(M), providing routes both north and south. Stevenage offers fast and efficient rail links to London from its mainline station, a charming historic Old Town high street filled with shops, boutiques, restaurants, and bars, as well as a pedestrian-friendly New Town centre featuring an indoor market.

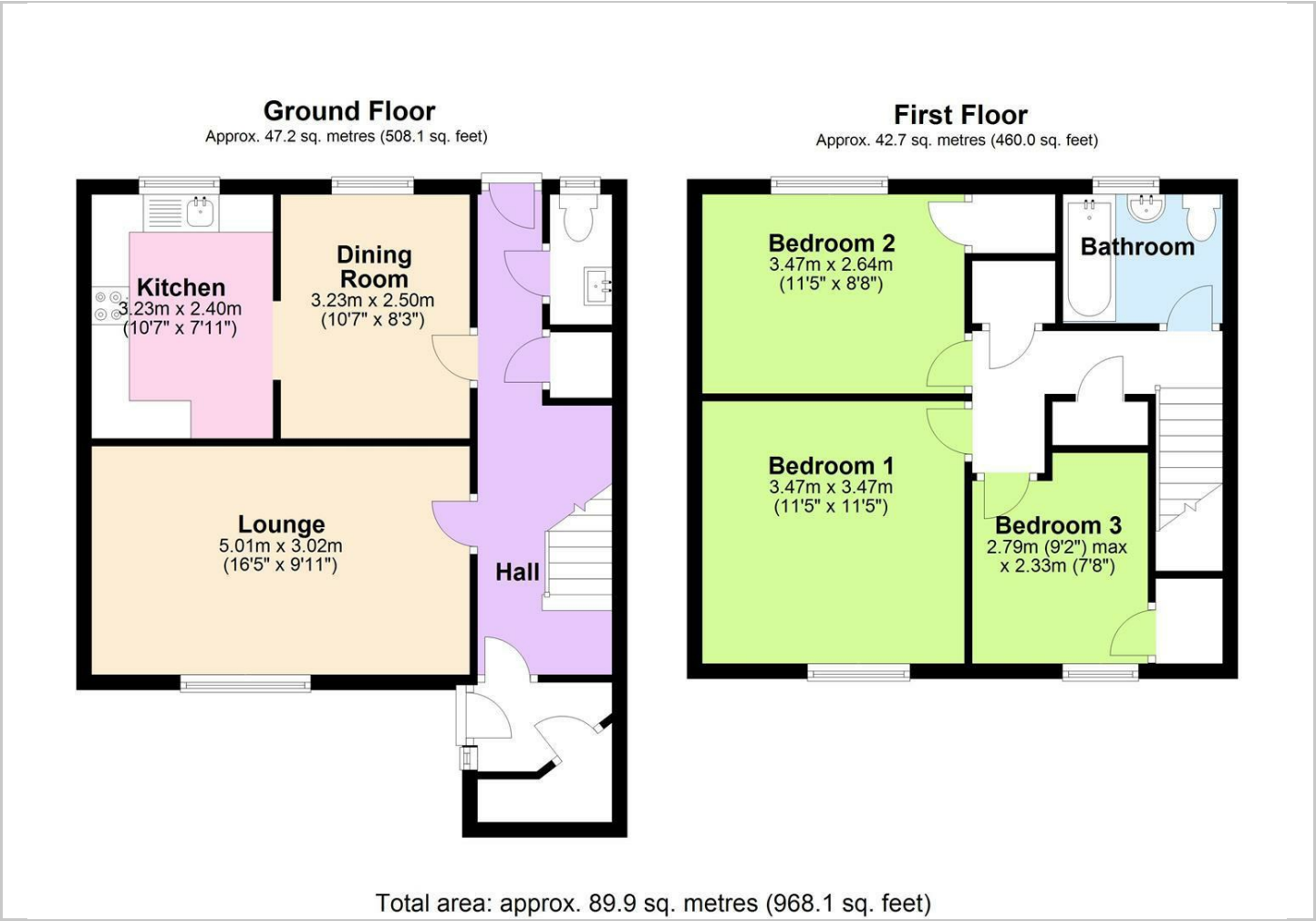




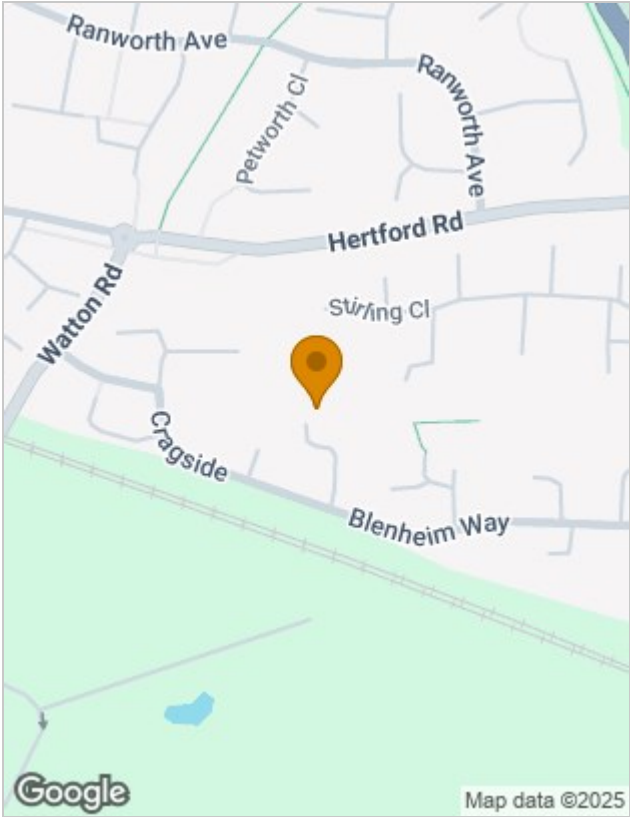




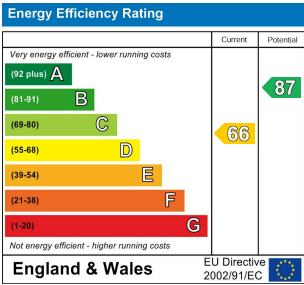
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Alexander Bond & Co Office on 01438 811511 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

