

HUNTERS[®]

HERE TO GET *you* THERE



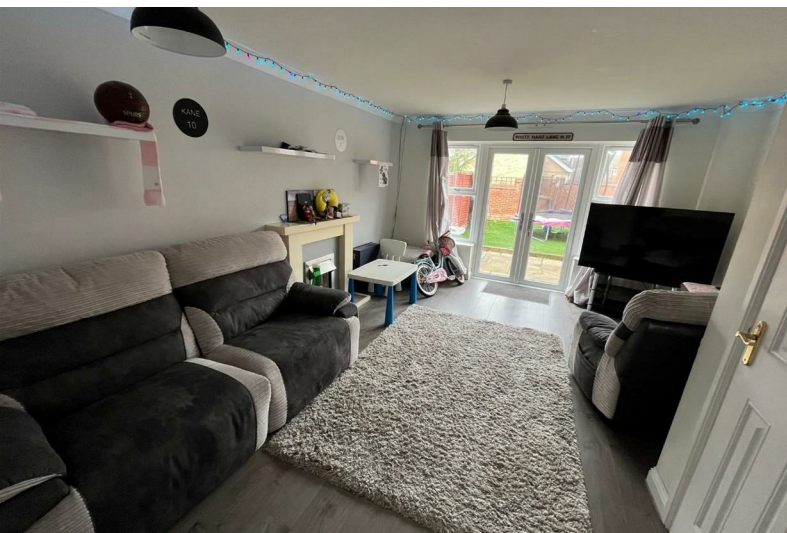
63 Epsom Close

Stevenage, SG1 5TE

Guide Price £385,995



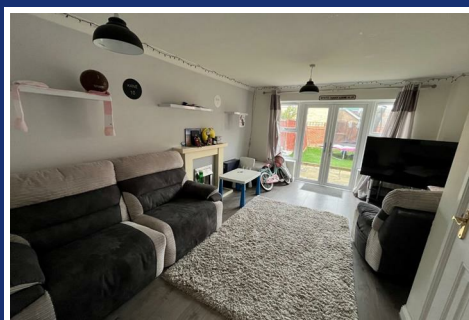
Council Tax: D



Tenure: Freehold

An opportunity to acquire this spacious modern townhouse which overlooks directly on to the Paul Mallaghan Playing fields and is located in a private development. This family home offers excellent living space throughout.

The accommodation comprises over three floors of a downstairs cloakroom, fitted kitchen, lounge with French doors leading out into the rear garden, Two first floor bedrooms and a family bathroom, and on the second floor you will find the master bedroom suite with dressing room and en-suite shower room. Outside there is a garage/driveway and front/rear gardens.



Entrance Hall

13'5 x 3'02 (4.09m x 0.97m)

Stairs to first floor. storage cupboard.

Cloakroom

Modern white suite comprising low level w/c, wash hand basin, tiled floor, window to front, radiator.

Kitchen

12'8 x 6'1 (3.86m x 1.85m)

Fitted with an excellent range of wall and base units with complimentary worktops incorporating an built in oven and hob, one and a half sink unit, space for dishwasher and fridge/freezer. Window to front, laminate flooring. Breakfast Bar.

Lounge

16'4 x 13 (4.98m x 3.96m)

French Doors to rear, gas fire to one wall, laminate floor, radiator, understairs cupboard.

First Floor Landing

Doors leading to.

Bedroom

12'10 x 11'1 (3.91m x 3.38m)

Bay window to front overlooking the playing field, radiator.

Bedroom

12'11 x 11'7 (3.94m x 3.53m)

Window to rear, radiator.

Family Bathroom

Modern white suite comprising a panelled bath with shower over, low level w/c, wash hand basin, radiator, tiled floor.

Second Floor Landing

Door leading to the master bedroom.

Master Bedroom Suite

13'7 x 12'11 (4.14m x 3.94m)

Window to front overlooking the playing fields, radiator, cupboard housing gas boiler, archway leading into the dressing room.

Dressing Room

10'1 x 6'5 (3.07m x 1.96m)

A selection of wardrobes and drawers to one wall, skylight window.

En-suite Shower Room

Double Shower cubicle, low level w/c, wash hand basin, heated towel rail, skylight window.

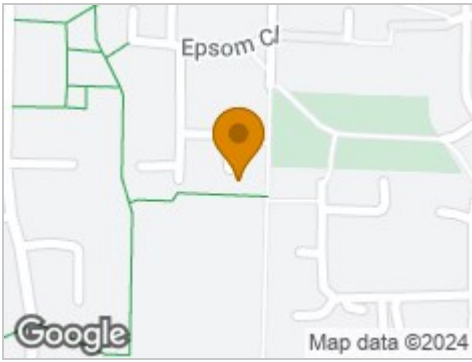
Outside

The property is approached via a private pathway wit enclosed front garden. The rear garden has a patio area and laid to artificial grass with side access. The garage is located in a small block with driveway.

Service charge for the area - a payment of £164 per qrtr made payable to the management company RMG.



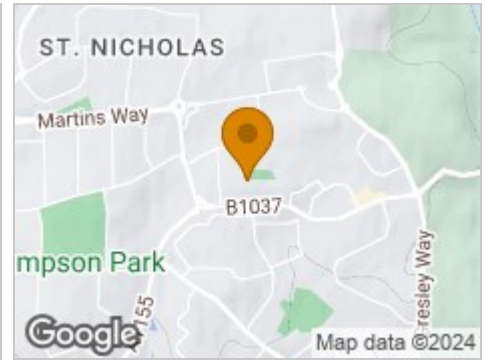
Road Map



Hybrid Map



Terrain Map



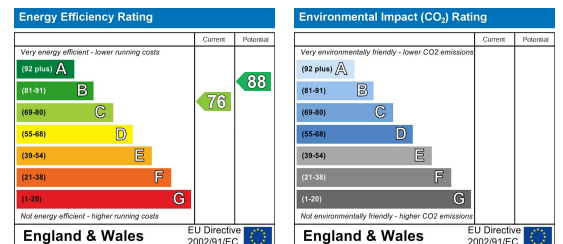
Floor Plan



Viewing

Please contact our Hunters Stevenage Office on 01438 313393 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.