

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## 16 Hayfield

Stevenage, SG2 7JP

Guide Price £325,000



Council Tax: C



Welcome to this charming property located in the sought-after area of Chells Manor in Hayfield, Stevenage. This delightful mid-terrace house boasts a well-presented interior with one reception room, two double bedrooms, and a modern bathroom.

One of the standout features of this lovely home is the garage en bloc, providing convenient parking and extra storage space. Imagine the ease of having your own garage just a stone's throw away from your front door!

Step outside to discover the private rear garden, perfect for enjoying a morning cup of tea or hosting a summer barbecue with friends and family. The tranquillity of your own outdoor space is truly a rare find in a property like this.

Whether you're a first-time buyer, a small family, or someone looking to downsize, this property offers a comfortable and inviting living space that you can truly make your own. Don't miss out on the opportunity to call this house your home in the heart of Stevenage.



## Tenure: Freehold

### Entrance

UPVC partly glazed entrance door into the entrance hall

### Entrance Hall

5'6" x 11' 4" (1.68m x 3.35m 1.22m')

Staircase to first floor landing, double radiator, wall mounted thermostat, telephone point, entrance to:

### Cloakroom

UPVC double glazed window to front aspect, low level WC, wall mounted wash hand basin with tiled surround, radiator, access to roof space

### Lounge / Diner

15'4 + door recess 12' (4.67m + door recess 3.66m)

UPVC double glazed window to rear aspect, UPVC partly glazed door leading onto rear garden, double radiator, understairs storage cupboard, TV point, feature electric fire place

### Kitchen

9'10 x 6' (3.00m x 1.83m)

Recently refitted with a range of wall and base units, worktop surfacing, stainless steel single drainer sink unit with mixer tap over, tiled surround, built in stainless steel electric oven and extractor fan, gas hob, integrated dishwasher, plumbing for washing machine, space for fridge freezer, wall mounted gas fired boiler serving the central heating and hot water, single radiator, tiled floor, double glazed window to front

### First Floor Landing

Access to loft space (potential to extend into a dormer conversion for a third bedroom subject to planning consents), airing cupboard housing the water tank and storage shelving, doors to:

### Bedroom 1

12' x 9'1 + door recess (3.66m x 2.77m + door recess)

UPVC double glazed window to front aspect, radiator, built in wardrobes/storage cupboard with hanging rail, over stairs storage cupboard

### Bedroom 2

12' x 8'7 (3.66m x 2.62m)

UPVC double glazed window to rear aspect, radiator, double integrated wardrobe

### Bathroom

Refitted white suite with low level WC, pedestal wash hand basin with tiled surround, panelled bath with mixer/shower attachment over, extractor fan, tiled floor, heated towel rail

### Outside

#### Front Garden

Pathway to front entrance door

#### Rear Garden

Patio, mainly laid to lawn, enclosed by boundary fencing with rear gated access, mature shrub borders.

#### Garage En Bloc

Brick built garage en bloc with up and over door, eaves storage space, off road parking in front of garage



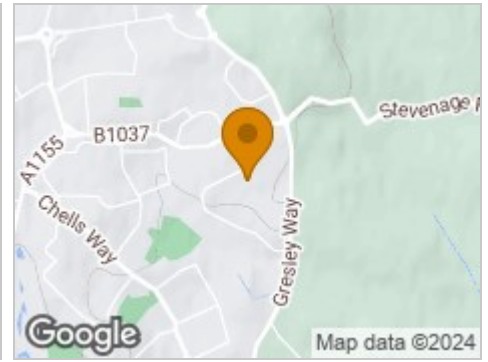
## Road Map



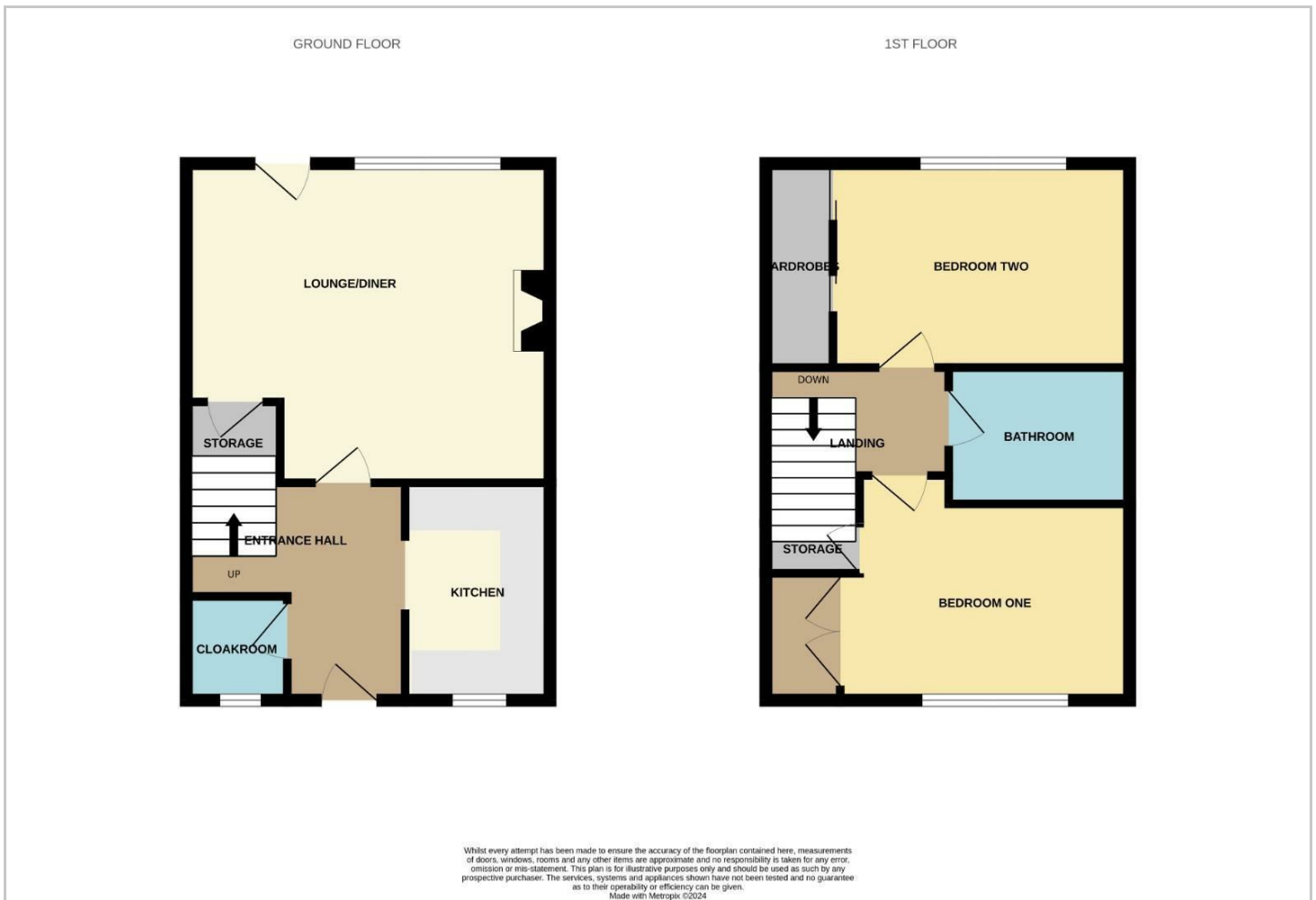
## Hybrid Map



## Terrain Map



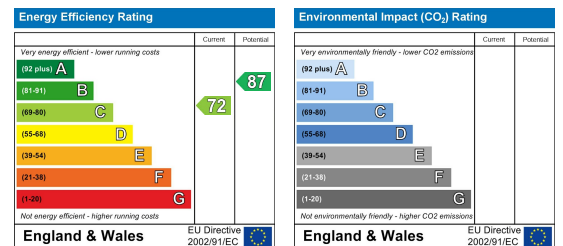
## Floor Plan



## 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.