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## Church Lane

Old Town, Stevenage, SG1 3QS

Guide Price £395,000



Council Tax: C





Nestled in the charming Old Town of Stevenage, this delightful cottage on Church Lane offers a perfect blend of comfort and convenience. With two inviting reception rooms are ideal for buyers seeking a peaceful retreat. The house features two cosy bedrooms, each designed to provide a restful atmosphere. The bathroom is thoughtfully appointed. Situated in a desirable location, this property benefits from the rich history and community spirit of Old Town, while also being conveniently close to local amenities, parks, and transport links. Whether you are looking to enjoy leisurely strolls through the picturesque streets or seeking easy access to the vibrant life of Stevenage, this home is perfectly positioned to meet your needs.



### The Property

This picturesque home located in Church Lane within Stevenage's historic Old Town has a unique cottage feel. Extended by the current owners, this characterful and charming property comprises of a well proportioned kitchen leading into a good sized dining room with box bay window to the front aspect. A cosy lounge can also access a private courtyard area perfect for your morning breakfast or coffee. Two bedrooms are located on the first floor with storage and a ample spaced bathroom is situated to the side access again with additional storage. The property provides off street parking in the way of a gated driveway and is surrounded by a small rockery walled garden and ample mature and well cared for flowerbeds. Being Grade II Listed and boasting huge kerb appeal, you may even get to have a quick chat by passers by and admirers of this fantastic property. Everything you need is a short walk away from your new home which include local shops, bars and restaurants.

This property would make a fantastic purchase for a downsizers, first time buyers or enthusiasts for historic buildings. For those with children there are many popular schools which are just a short walk, Almond Hill Junior School, Letchmore Road Infant School, Barclay & Thomas Allyn Academies and The Saint John Henry Newman School.

### Kitchen

5'8" x 12'7" (1.73m x 3.84m)

### Dining Room

12'3" x 12'5" (3.73m x 3.78m)

### Lounge

12'3" x 10'6" (3.73m x 3.20m)

### First Floor

### Bedroom One

10'9" x 12'0" (3.28m x 3.66m)

### Bedroom Two

10'2" x 9'5" (3.10m x 2.87m)

### Bathroom

11'5" x 6'3" (3.48m x 1.91m)

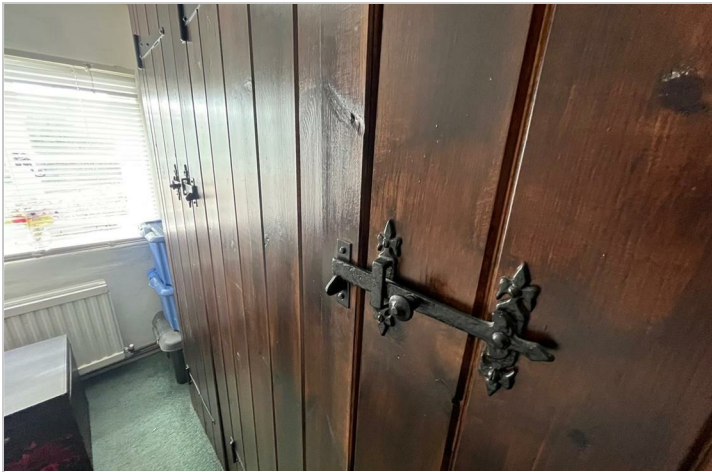
### Outside

### Private Courtyard

### Walled Garden & Driveway

- Grade II Listed
- Chain Free
- Driveway
- Picturesque Cottage
- Located in the heart of the Historic Old Town
- Walking distance to the High Street and mainline train station







Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Stevenage Sales Office on 01438 313 393 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.