



A New Build Detached House with over 3600 Sq Foot of Liveable Space

Desirable Village

NHBC Warranty

Detached Double Garage Building

Private Driveway

Chain Free.



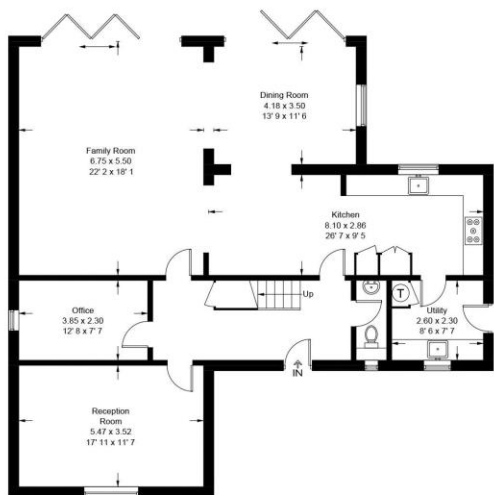
158 Town Lane
Stevenage, SG2 7BT

**Offers in Excess of
£1,400,000**

CHAIN FREE * NEW BUILD HOME Thomas Childs & Co are delighted to launch this fantastic six bedroom family home located in the sought after village of Benington. The house is truly "Tardis like", the scale and square footage on offer cannot be appreciated from the front of this newly built home. The property has been thoughtfully designed and laid out to really appeal to families who want a modern living space. The ground floor comprises of a magnificent open plan area incorporating family room/dining room and kitchen overlooking the rear garden. There is also a good size utility room, a cloakroom, an office and separate reception room, ideal as a playroom or snug. The first floor has four bedrooms, the principal one boasts double doors to a Juliette balcony overlooking the garden and countryside views, along with a dressing area and ensuite bathroom with twin sinks, bath and separate shower. Bedroom two has an ensuite shower room and bedrooms three and four would use the family bathroom also located on this floor. The second floor has two further bedrooms, one with a toilet and separate shower. There is also a large games room measuring over 26ft in length. Outside the house is approached by a gravel driveway offering plenty of off street parking, leading to a double garage. The rear garden includes a patio area leading from the rear of the house, ideal for entertaining and a good size lawn area, with views over fields to the rear. Benington is a sought after village with rail access to London from nearby Watton at Stone, Hertford or Stevenage. The village has a primary school and the Heathmount and Haileybury school is a short drive away.

Town Lane

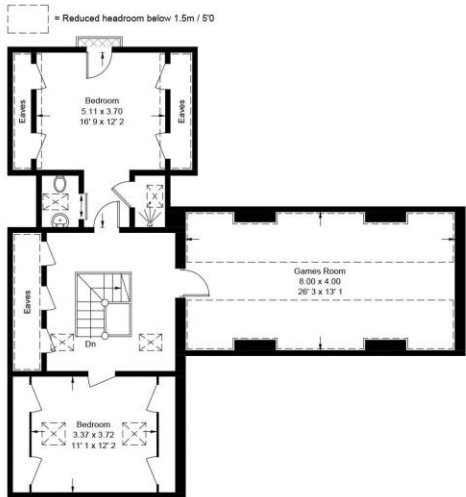
Approximate Gross Internal Area = 3337 sq ft / 310 sq m
(Excluding Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 311 sq ft / 28.9 sq m
Total = 3648 sq ft / 338.9 sq m



Ground Floor
1414 sq ft / 131.4 sq m



First Floor
1224 sq ft / 113.7 sq m



Second Floor
1010 sq ft / 93.8 sq m
(including Reduced Headroom / Eaves)

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.





MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.