



**Connells**

Hazelmere Road  
Stevenage





### Property Description

CHAIN FREE - A rarely available three bedroom semi detached home ideally located within a desirable pocket of Stevenage.

Accommodation includes an entrance hall, downstairs cloakroom, dual aspect lounge / diner and fitted kitchen on the ground floor. On the first floor, there are three good sized bedrooms and a family shower room. Externally there is a garage with a driveway. There are also neat front and rear gardens.

Stevenage is a town, and Borough, located in North Hertfordshire. There are numerous facilities in Stevenage including a large multi-screen iMax cinema, a pedestrianised new town centre with various shops and a large indoor market, additionally there is shopping in Stevenage Old Town and a large retail park just a few minutes out of the main town centre.

Transport links are excellent, with two motorway junctions connecting Stevenage to the A1M at north and south Stevenage. There is a centrally located mainline train station, with regular trains to taking you to London Kings Cross in under 30 minutes.

Please note than an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity & ant-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchased does not go ahead!

**Entrance Hall**

**Downstairs Cloakroom**

**Lounge / Diner**

**Kitchen**

**Landing**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

**Shower Room**

**Outside**

**Front Garden**

**Rear Garden**

**Garage**

**Driveway**





**Ground Floor**



**First Floor**

Total floor area 76.1 m<sup>2</sup> (819 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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8 Market Place  
STEVENAGE SG1 1DB

EPC Rating: Council Tax  
Awaited Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/STV312795](http://connells.co.uk/Property/STV312795)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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