

# Broadwater Crescent Stevenage Hertfordshire SG2 8EF.

Price Guide £350,000-£375,000



Broadwater Crescent, Stevenage, Hertfordshire, SG2 8EF.

Council Tax Band: C

CHAIN FREE and offered with a GUIDE PRICE: £350,000 - £375,000. A well-located three-bedroom extended family home set within Broadwater Crescent, Stevenage. The property offers a living room, a separate dining room, a downstairs cloakroom, and three bedrooms. Externally, there is a good-size rear garden. Convenient for local amenities, schools, and transport links and the A1. Call Homes and Mortgages today on 01438728444.

### Entrance Hall

12'0" x 12'7" (3.68 x 3.85)

Extended entrance with double glazed door to front aspect, half tiled half wood effect flooring, two radiator, understairs storage, and doors to:

### Cloakroom

5'6" xx 3'1" (1.69 xx 0.95)

Double glazed window to front aspect, tiled floor, low level WC, wash hand basin.

### Storeroom

9'9" x 5'2" (2.98 x 1.58)

a nice size, storeroom with lighting and power, ideal for use as a home office or storage space for larger white goods.

### Kitchen

12'0" x 8'1" (3.68 x 2.48)

Fitted kitchen with double glazed window to front aspect, wall and base units with compliantly splashback tiling, two seater breakfast bar, one and half bowl stainless steel sink and drainer, mixer taps over, integrated fridge/freezer, electric oven with four ring hob and extractor fan over. Space for a washing machine, tiled floor.

### L-Shape Lounge

18'10" x 9'9" (5.76 x 2.98)

L-shape lounge with double glazed window to rear aspect, glass panel double doors leading to dining room. Wood effect flooring and wall mounted radiator.

### Dining Room

13'1" x 8'0" (4.01 x 2.46)

Double glazed French doors leading to garden, wood effect flooring, and wall mounted radiator.

### Landing

8'0" x 7'9" (2.44 x 2.37)

Stairs from entrance hall, double glazed window to front aspect, airing cupboard, loft access, and doors to:

### Bathroom

7'2" 5'6" (2.20 1.70)

Double glazed window to front aspect, four piece bathroom suite, panel bath, shower cubicle with bi-fold doors and mixer tap shower, low level WC and wash hand basin. Half tiled wall, extractor fan, heated towel rail and tiled floor.

### Bedroom One

13'8" x 10'0" (4.19 x 3.05)

Two double glazed windows to rear aspect, single radiator and wood effect flooring.

### Bedroom Two

10'3" x 9'10" (3.14 x 3.01)

Double glazed window to rear aspect, built in storage cupboard housing combination boiler, single radiator and wood effect flooring.

### Bedroom Three

8'8" x 8'0" (2.65 x 2.44)

Double glazed window to front aspect, radiator, over stairs storage cupboard and wood effect flooring.

### Front Garden

Low maintenance garden with a mixture of mature plants and shrubs, knee high retaining brick wall, shared pathway leading to side gate access.

### Rear Garden

Patio area to near side, side gate access, retaining brick wall with steps to laid lawn and seating area. To the rear of the garden is a large patio area, wood built storage shed and above ground pond.





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

1014 ft<sup>2</sup>  
94.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC

