



Bryan Bishop
and partners

Hayfield
Stevenage, SG2 7JP



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Summary:

Bryan Bishop & Partners are delighted to present this exceptional and thoughtfully extended four-bedroom family home, combining timeless elegance with contemporary living. Perfectly suited to modern family life, the property boasts spacious and versatile accommodation, high-quality finishes, and a beautifully designed outdoor space, all set within the highly sought-after town of Stevenage.

This property represents a rare opportunity to acquire a beautifully maintained family home in a highly desirable location, offering both style and functionality for years to come.

Accommodation:

The ground floor offers an impressive sense of space and flexibility, comprising three generous reception rooms. At the front of the home, a bright and welcoming study provides an ideal setting for working from home or pursuing personal projects. The elegant double-aspect living room forms the heart of the home, featuring an attractive fireplace and bespoke media wall, creating a warm and inviting focal point for family gatherings. At the rear, a contemporary open-plan kitchen/breakfast room has been thoughtfully designed for modern family living and entertaining, offering abundant storage, integrated appliances, and seamless flow onto the garden via bi-folding doors. The ground floor is completed by a stylishly tiled cloakroom/WC, combining practicality with understated sophistication.

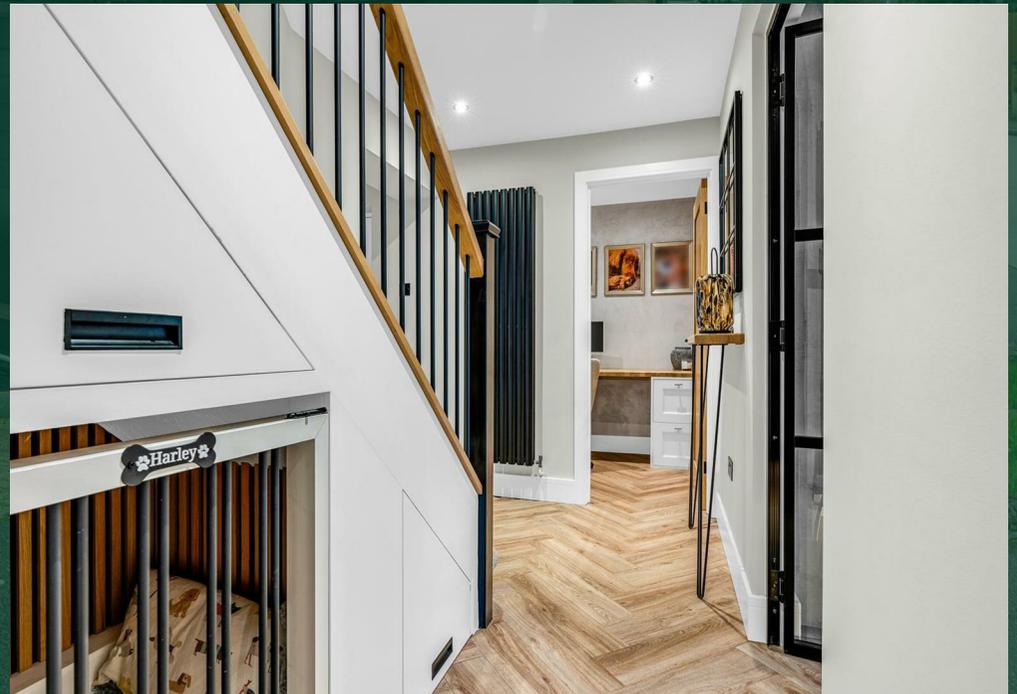
Upstairs, four generously proportioned bedrooms continue the home's refined aesthetic, each featuring elegant panelling, fitted wardrobes, and high-quality finishes throughout. The principal bedroom is a luxurious retreat, complete with a fully tiled en-suite bathroom, while the family bathroom has been beautifully appointed to serve the remaining bedrooms, offering both style and comfort.

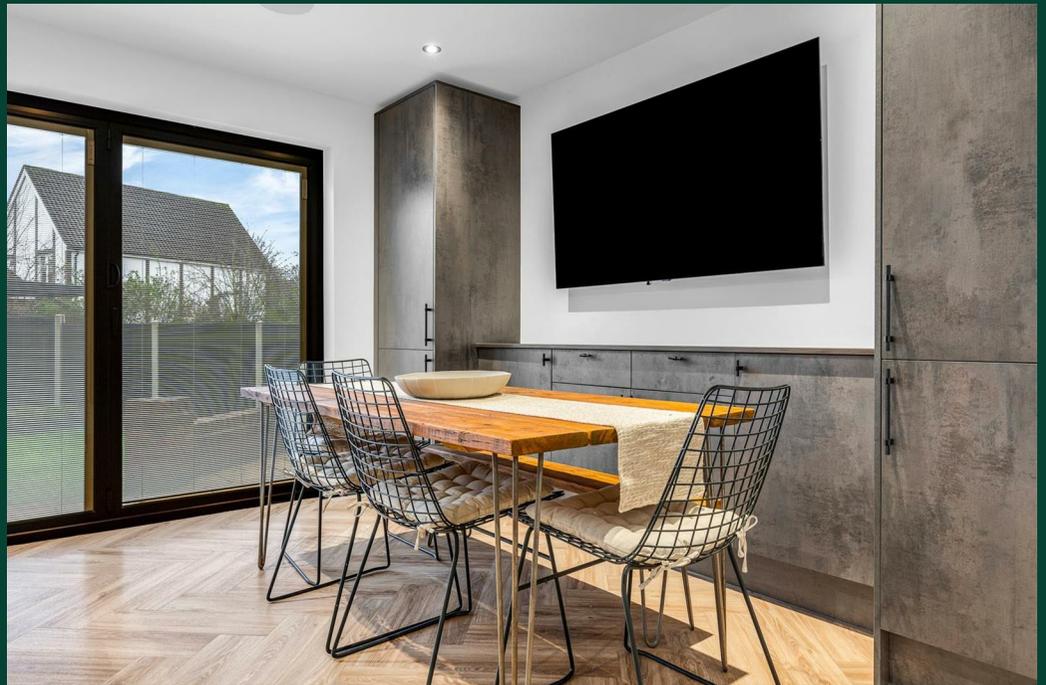
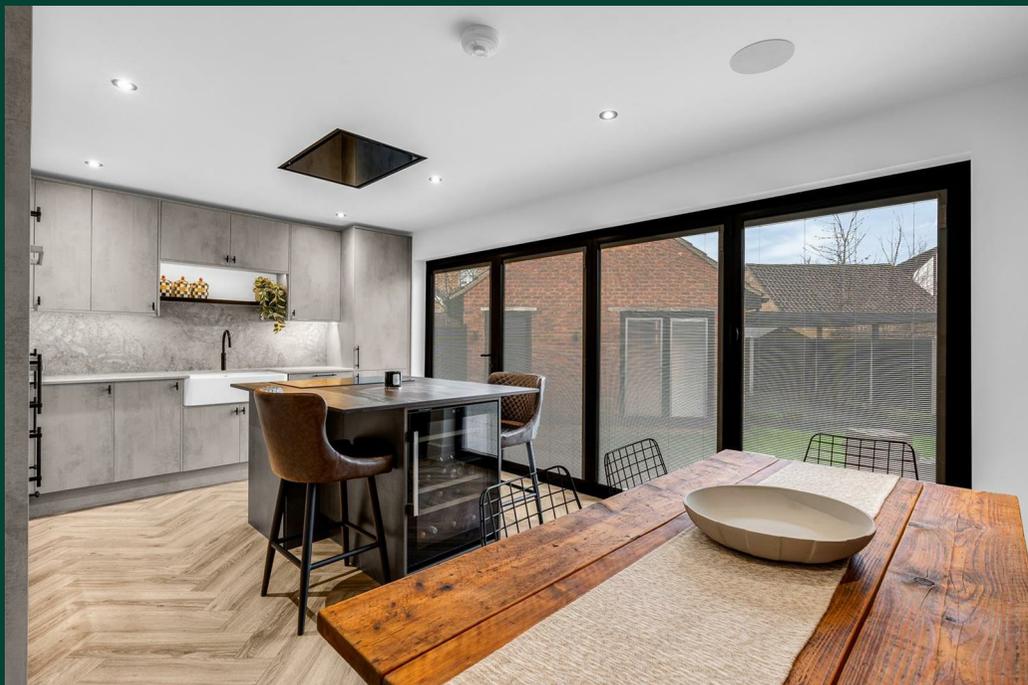
Exterior:

The rear garden is a true highlight, thoughtfully landscaped to offer a mix of relaxation and entertainment spaces. A patio and raised deck provide the perfect setting for al fresco dining, while a well-maintained lawn adds a sense of openness. A generous side area grants convenient access to the front of the property. The garage has been cleverly converted and divided to provide a dedicated home office and gym, whilst the remaining section retains substantial storage space with a roller shutter door. Additional off-road parking is available to the front, enhancing both convenience and practicality.

Location:

Situated in the vibrant town of Stevenage, this home offers the perfect balance of character and convenience. Residents can enjoy the charm of the historic Old Town alongside the modern amenities of the New Town. Excellent transport links make commuting straightforward, with easy access to the A1(M), M25, and London, as well as neighbouring towns including Hitchin, Letchworth, Baldock, Welwyn Garden City, and Hertford.







- Ground Floor -

Hallway

Study

5'4" x 5'10"

Cloakroom/WC

Living Room

10'7" x 18'0"

Kitchen/Dining Room

19'3" x 11'8"

- First Floor -

Landing

Bedroom One

13'7" x 11'0"

En-suite

Bedroom Two

7'10" x 10'11"

Bedroom Three

10'0" x 8'8"

Bedroom Four

7'11" x 7'8"

Family Bathroom

- Exterior -

Office

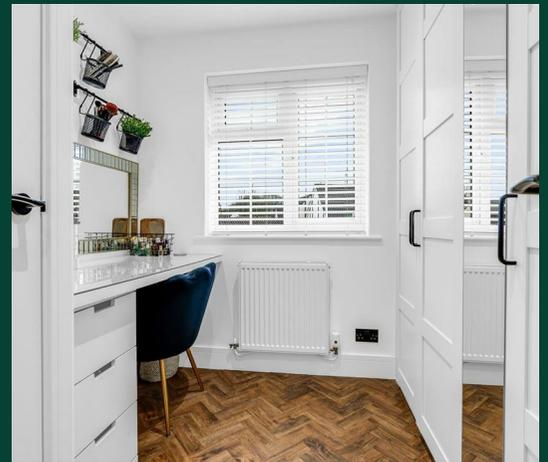
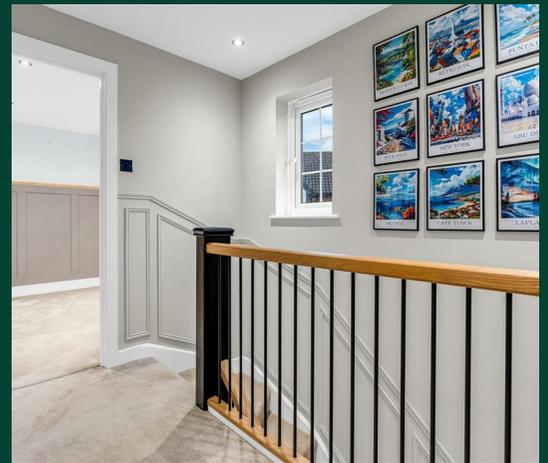
10'2" x 7'5"

Gym

10'2" x 6'11"

Storage

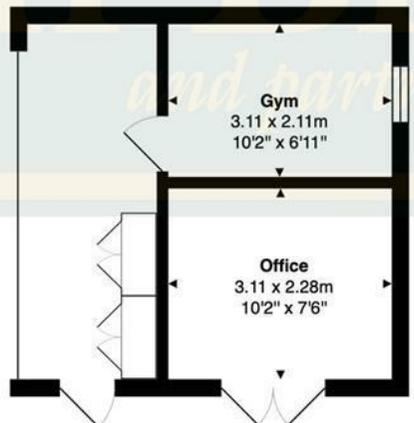






First Floor
Area: 52.7 m² ... 567 ft²

Ground Floor
Area: 54.9 m² ... 591 ft²



Outbuilding
Area: 24.8 m² ... 267 ft²

Total Area: 132.4 m² ... 1425 ft²

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	81







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