



Brick Kiln Road, Stevenage

AGENT HYBRID





Situated in the highly regarded Old Town area of Stevenage, just off Fairview Road, this impressive three-bedroom semi-detached home offers an exceptional amount of living space and represents an excellent opportunity for families looking for a generously proportioned property in a popular location.

The property has been heavily extended, creating a remarkably spacious downstairs layout that offers excellent flexibility for modern family living. Upon entering, you are welcomed by three separate reception rooms, providing a wealth of options to suit your individual needs. The rooms could comfortably be used as a main lounge, dining room, family room, playroom or home office, giving buyers the freedom to adapt the space around their lifestyle.

A particular benefit is the downstairs shower room, adding valuable convenience to the extensive ground-floor accommodation and making the property particularly practical for busy family life. The sheer amount of space downstairs is a real feature of the home and is something that needs to be appreciated in person.

Upstairs, the property offers three well-proportioned bedrooms, providing comfortable accommodation for a family, guests or those requiring additional space to work from home. The layout offers plenty of flexibility while maintaining a good balance between the generous living areas downstairs and the bedroom accommodation above.

Externally, the property benefits from a large driveway providing parking for multiple vehicles, a particularly valuable feature in this sought-after part of Stevenage. The position just off Fairview Road also places the property within easy reach of a range of local amenities, parks and transport links, making it well suited to both families and commuters.

Overall, this is a substantial and heavily extended three-bedroom semi-detached home offering far more downstairs living space than you might initially expect. Combined with three reception rooms, a downstairs shower room, generous driveway and desirable Old Town location, this property provides a fantastic opportunity for buyers seeking a home with space, flexibility and excellent potential.

Properties offering this level of ground-floor accommodation in such a popular location are rarely available, so an internal viewing is highly recommended to fully appreciate the size and versatility on offer.

Dimensions:

Kitchen/Breakfast Room: 27'2 x 9'3

Living Room: 16'6 x 13'8

Lounge: 11'10 x 11'6

Dining Area: 9'2 x 8'1

Shower Room: 10'4 x 5'2

Utility: 10'4 x 6'8

Porch: 8'7 x 3'5

Entrance Hall: 9'10 x 8'1

Inner Hallway: 7'8 x 4'10

Garage: 24'3 x 7'10

Bedroom 1: 11'9 x 11'2

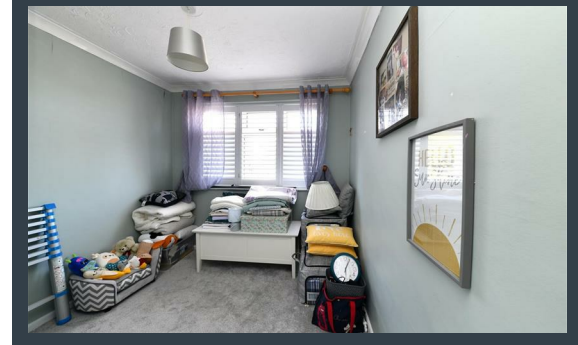
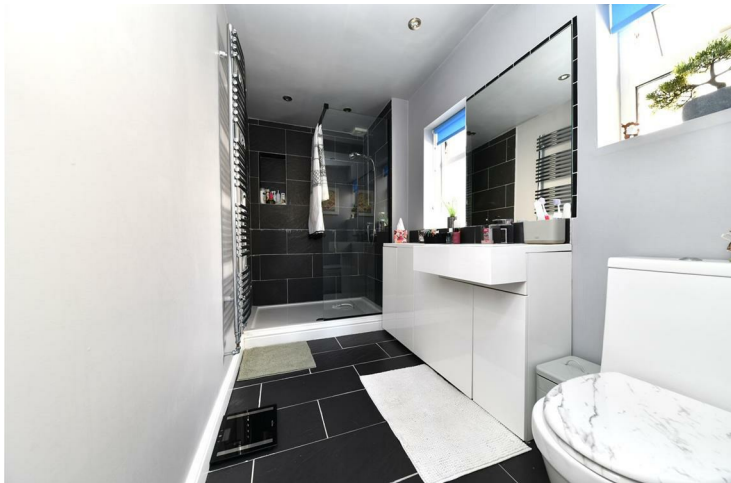
Bedroom 2: 11'7 x 8'5

Bedroom 3: 10'3 x 8'3

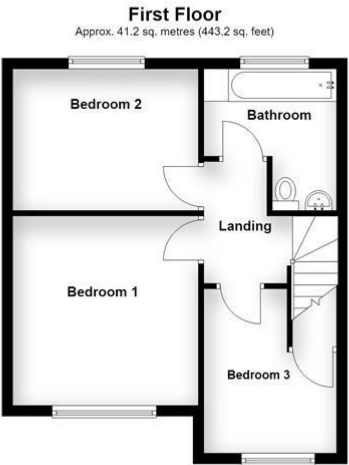
Bathroom: 7'4 (max) x 7'0



- THREE BEDROOM SEMI DETACHED HOME
- WALKING DISTANCE TO OLD TOWN, TRAIN STATION, LEISURE PARK AND SCHOOLS
- PRIME LOCATION, A STONES THROW FROM FAIRVIEW ROAD
- LARGE DOWNSTAIRS SPACE WITH THREE RECEPTION ROOMS
- DRIVEWAY FOR MULTIPLE VEHICLES
- SPACIOUS AND PRIVATE REAR GARDEN
- DOWNSTAIRS SHOWER ROOM
- 27 FOOT LONG KITCHEN/BREAKFAST ROOM
- WELL-MAINTAINED THROUGHOUT
- SEPERATE UTILITY ROOM







Total area: approx. 152.5 sq. metres (1641.5 sq. feet)

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the service, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans and included, they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing the property.



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		
England & Wales	EU Directive 2002/91/EC	