



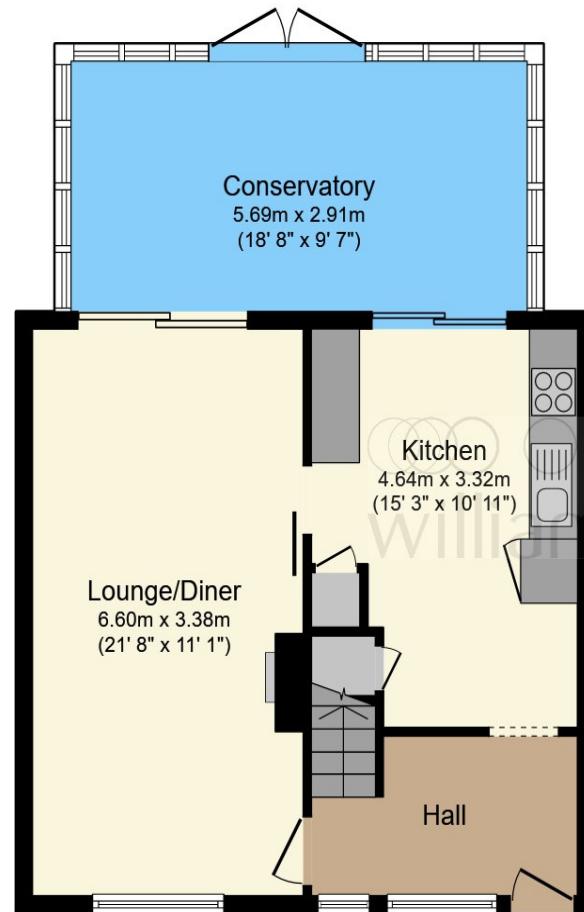
**Leaves Spring, Stevenage SG2 9AT**

**welcome to**

## **Leaves Spring, Stevenage**

This \*CHAIN FREE\* home situated in Leaves Spring features a generous internal layout with an added conservatory to the rear. Boasting 3 well sized bedrooms, spacious kitchen, whilst being set just a short distance from Stevenage Town making commuting nice and simple!





**Ground Floor**



**First Floor**

Total floor area 102.5 m<sup>2</sup> (1,103 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.focalagent.com](http://www.focalagent.com)

## Entrance Hall

### Kitchen

15' 3" x 10' 11" ( 4.65m x 3.33m )

### Lounge/ Diner

21' 8" x 11' 1" ( 6.60m x 3.38m )

### Conservatory

18' 8" x 9' 7" ( 5.69m x 2.92m )

### Landing

### Bedroom 1

11' 5" x 11' 1" ( 3.48m x 3.38m )

### Bedroom 2

11' 1" x 10' 4" ( 3.38m x 3.15m )

### Bedroom 3

9' 1" x 7' 1" ( 2.77m x 2.16m )

### Bathroom

7' 10" x 4' 9" ( 2.39m x 1.45m )

### W.C

### Garden

welcome to

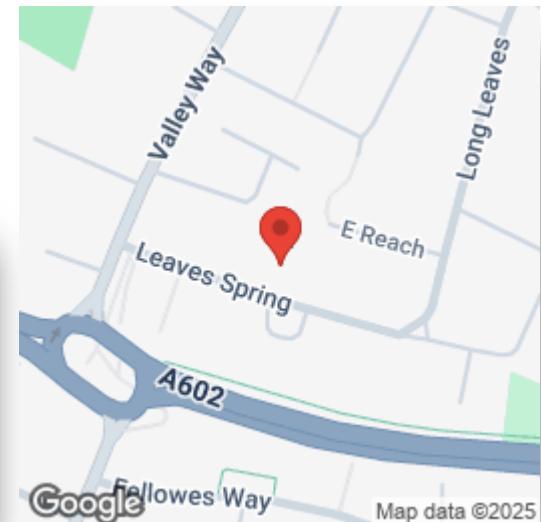
## Leaves Spring, Stevenage

- \*\*CHAIN FREE\*\*
- Ideal First Time Purchase & Rental
- Conservatory To Rear
- Walking Distance To Local Schools & Amenities
- Short Distance To Stevenage Town

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

**£325,000**



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Property Ref:  
SVG103361 - 0002

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