



Abbots Grove  
Stevenage | SG1 1NS

AGENT HYBRID

# Guide Price £350,000



Located in the popular area of Abbots Grove in Stevenage, this well-presented end-terrace home offers a great mix of space and convenience. A real highlight of the property is the three generously sized double bedrooms, each offering plenty of room for furniture and flexible use, ideal for families, guests, or working from home.

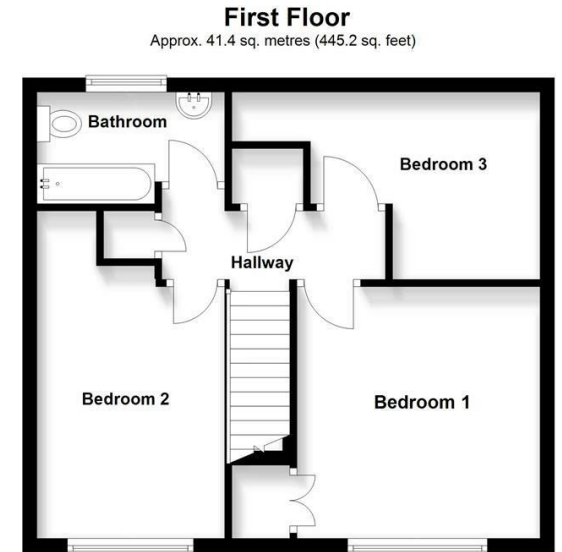
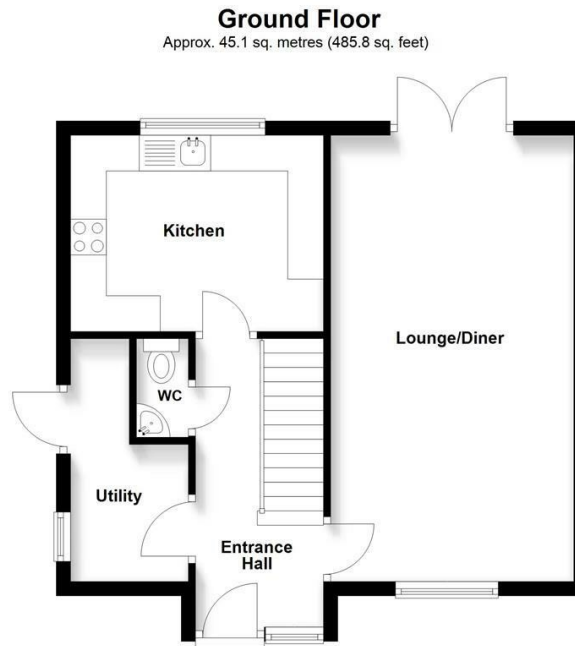
The property also features a bright and comfortable lounge, creating a welcoming space to relax or entertain. The layout is practical and well-suited to everyday living, with good flow throughout the home. Outside, the large garden provides plenty of space to enjoy the outdoors, whether for dining, gardening, or simply unwinding.

The location is another key benefit, with the town centre and train station both within easy reach, making commuting and access to local amenities straightforward.

With its generous bedrooms, spacious feel, and convenient setting, this home offers a great opportunity for anyone looking for both comfort and practicality.

## DIMENSIONS

- Entrance Hall: 14'6 x 5'11
- Lounge: 20'6 x 11'2
- Kitchen: 11'11 x 8'10
- Utility: 11'2 x 5'5
- W/C: 4'6 x 2'4
- Bedroom 1: 11'2 x 10'10
- Bedroom 2: 14'10 x 8'8 (max)
- Bedroom 3: 14'7 x 9'3 (max)
- Bathroom: 8'8 x 5'2
- Hallway: 8'11 x 3'7



Total area: approx. 86.5 sq. metres (931.0 sq. feet)

**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A details survey has not been carried out, not the service, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If there are any 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		

## Agent Hybrid

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