



Weston Road, Stevenage

AGENT HYBRID





Situated on the sought-after Weston Road, this well-presented three bedroom semi-detached home offers spacious and versatile accommodation throughout, whilst being ideally positioned within walking distance of the historic Stevenage Old Town.

Upon entering, the property provides two separate reception rooms, offering excellent flexibility for modern family living. Whether used as a comfortable lounge, dining room, home office or playroom, the additional reception space provides plenty of options to suit the needs of the next owner.

To the rear of the property is the beautifully presented kitchen/diner, which is a particularly bright and inviting space. There is ample room for a dining table and the kitchen benefits from direct access onto the generous rear garden, making this a practical and sociable area for everyday family life and entertaining.

The property benefits from a large and modern four-piece family bathroom, this is another excellent feature, offering both a bath and separate shower.

Upstairs, there are three well-proportioned bedrooms, providing comfortable accommodation for a family, guests or those requiring additional home working space.

Outside, the generous rear garden provides a good amount of space for outdoor seating, entertaining and family use, with plenty of potential to create an enjoyable outside space.

The location is a real highlight, with the historic Stevenage Old Town just a short walk away. The Old Town offers a fantastic selection of independent shops, cafés, restaurants and everyday amenities, whilst also providing a real sense of character and community.

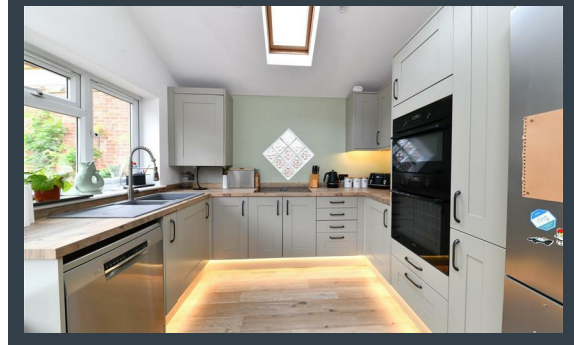
Overall, this is a fantastic opportunity to acquire a spacious and well-presented three bedroom family home in a highly regarded and convenient Stevenage location.

Dimensions

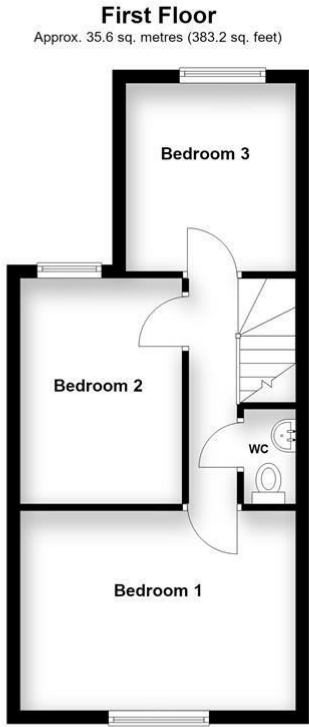
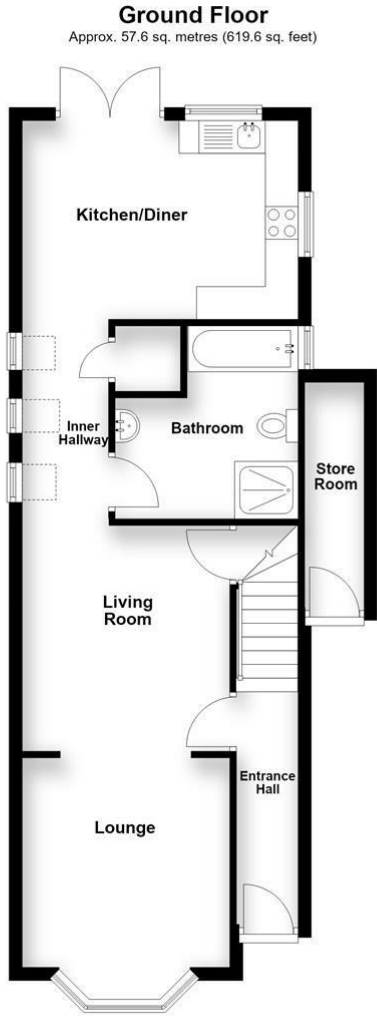
Lounge: 10'5 x 10'1
 Living Room: 11'4 x 11'1
 Kitchen/Diner: 13'5 x 10'0
 Bathroom: 9'9 x 8'4
 Bedroom 1: 13'11 x 10'0
 Bedroom 2: 11'5 x 8'5
 Bedroom 3: 9'5 x 8'6
 W/C: 4'9 x 2'5
 Store Room: 10'10 x 3'1



- THREE BEDROOM SEMI-DETACHED HOME
- BEAUTIFULLY PRESENTED KITCHEN/DINER
- WALKING DISTANCE OF STEVENAGE OLD TOWN AND STEVENAGE TRAIN STATION
- GENEROUS REAR GARDEN
- LARGE FOUR-PIECE BATHROOM
- TWO RECEPTION ROOMS
- SOUGHT-AFTER WESTON ROAD LOCATION
- THREE WELL-PROPORTIONED BEDROOMS
- CHARACTERFUL OLD TOWN LOCATION
- AIR CONDITIONING INSTALLED UPSTAIRS







Total area: approx. 93.2 sq. metres (1002.8 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	