

# Alexander Bond & Company

Estate Agents | Property Management



3 New Park Lane, Aston, SG2 7ED

Guide Price £350,000





# 3 New Park Lane

Aston, SG2 7ED

- Charming Red Brick Cottage with Character
- Two Well-Proportioned Bedrooms
- Cosy Lounge Featuring an Open Fireplace
- Kitchen/ Dining Room
- Bathroom with Shower
- Good Sized Rear Garden
- Convenient Off-Street Parking
- Gas Central Heating Throughout
- Chain Free
- Popular Village Location

Alexander Bond & Co are delighted to offer for sale the freehold of this CHAIN FREE character two bedroom red brick cottage located in the popular village of Aston close to the town of Stevenage. The cottage is in very good order and comprises of lounge with open fireplace, kitchen/ dining room with appliances , bathroom with a fitted shower, two good sized bedrooms, gas central heating, off street parking and a good sized garden with patio terracing.

Aston in East Hertfordshire is situated at the crest of the Bean Valley Ridge and has far reaching views over open countryside. The village has a popular primary school with an outstanding Ofsted rating, pre school, a farm/butchers shop, family pub and numerous clubs and societies.



<b>LOUNGE</b>	11'9" x 11'6" (3.58 x 3.51)
<b>KITCHEN / DINING ROOM</b>	19'7" x 11'9" (5.97 x 3.58)
<b>BATHROOM</b>	6'3" x 5'6" (1.91 x 1.68)
<b>STAIRS &amp; LANDING</b>	
<b>BEDROOM ONE</b>	11'9" x 10'7" (3.58 x 3.23)
<b>BEDROOM TWO</b>	8'9" x 8'0" (2.67 x 2.44)
<b>OUTSIDE</b>	
<b>GENERAL NOTE</b>	



Directions





## Floor Plans



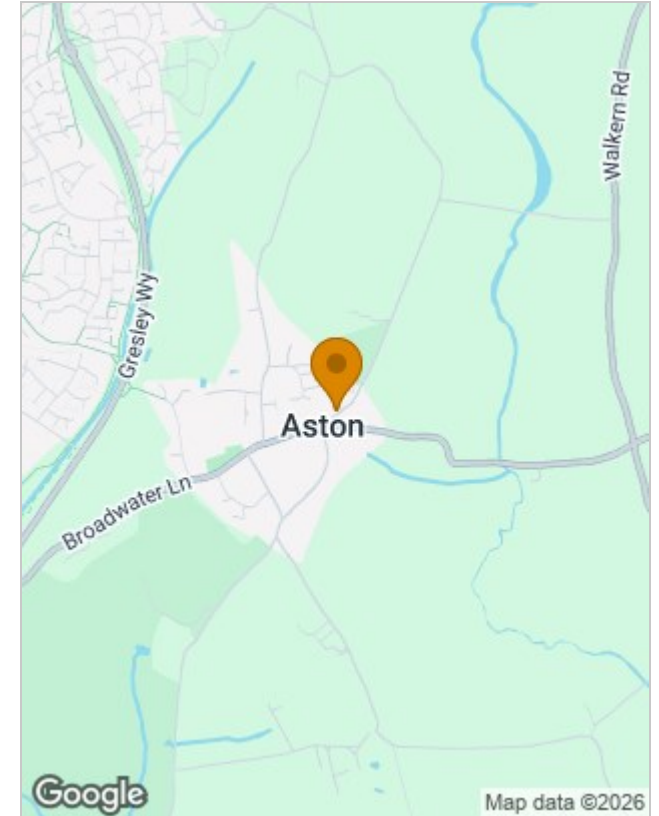
## Viewing

Please contact our Alexander Bond & Co Office on 01438 811511 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

