



**Bryan Bishop**  
*and partners*

**The Grove Shephall Green**  
Stevenage, SG2 9BS



# The Grove Shephall Green

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Bryan Bishop and Partners are delighted to bring to the market this stunning example of a four-bedroom detached family home, in this sought after "Chase Green" private gated development in Stevenage.

Upon entering the property, you arrive in a spacious, airy entrance hall that leads into all rooms on the ground floor and the staircase to the first floor. The ground floor comprises a conveniently positioned W/C, a spacious dual aspect living room, as well as an even larger open plan kitchen diner with integrated appliances. There is an integral garage with driveway, on the other side of the property to the main living areas on the ground floor.

The first floor is accessed via the staircase in the entrance hall, leading to a spacious landing. Four bedrooms are positioned in each corner of the house. A well-appointed family bathroom lies between the only single room and a well sized double bedroom. The master bedroom is one of two double bedrooms on the other side of the first floor, complete with Sharps built in wardrobes and beautifully modern ensuite.

The garden featuring grass, paved and decked areas, wraps around the back and south-side of the property. The outside space provides both sun-traps and peaceful shady spots and is easily accessed from the living room, kitchen/diner or hallway. The outside is ideal for alfresco dining and seamless indoor/outdoor living in the warmer months of the year.

Shephall Green is a quiet area, hidden away in South Stevenage with lots of history dating back to the Domesday book. Shephall Greens local amenities include:

Barnwell Secondary 0.1 Miles  
Peartree Spring Primary School 0.2 Miles  
Old Red Lion 0.1 Miles  
St Marys Church 0.1 Miles  
Co-op Shop 0.4 Miles  
Tesco Superstore 0.8 Miles  
A1m Junction 7 1.2 Miles







## GROUND FLOOR

Entrance Hall

17'11" x 10'2"

W/C

Integral Garage

18'7" x 8'7"

Living Room

11'8" x 19'3"

Kitchen/Dining Room

12'6" x 23'3"

## FIRST FLOOR

Master Bedroom

12'0" x 10'6"

Bedroom Three

12'0" x 7'3"

Bedroom Two

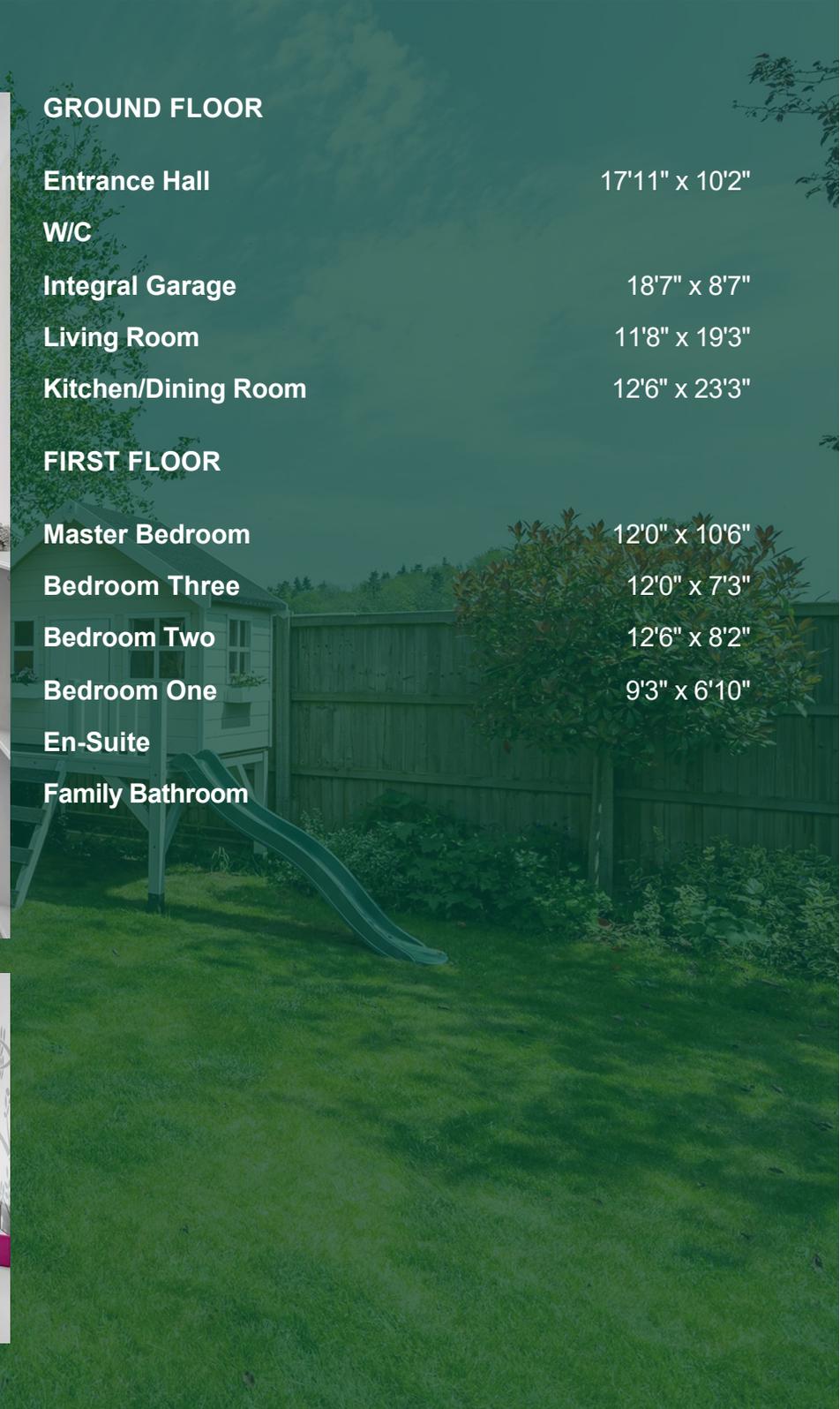
12'6" x 8'2"

Bedroom One

9'3" x 6'10"

En-Suite

Family Bathroom

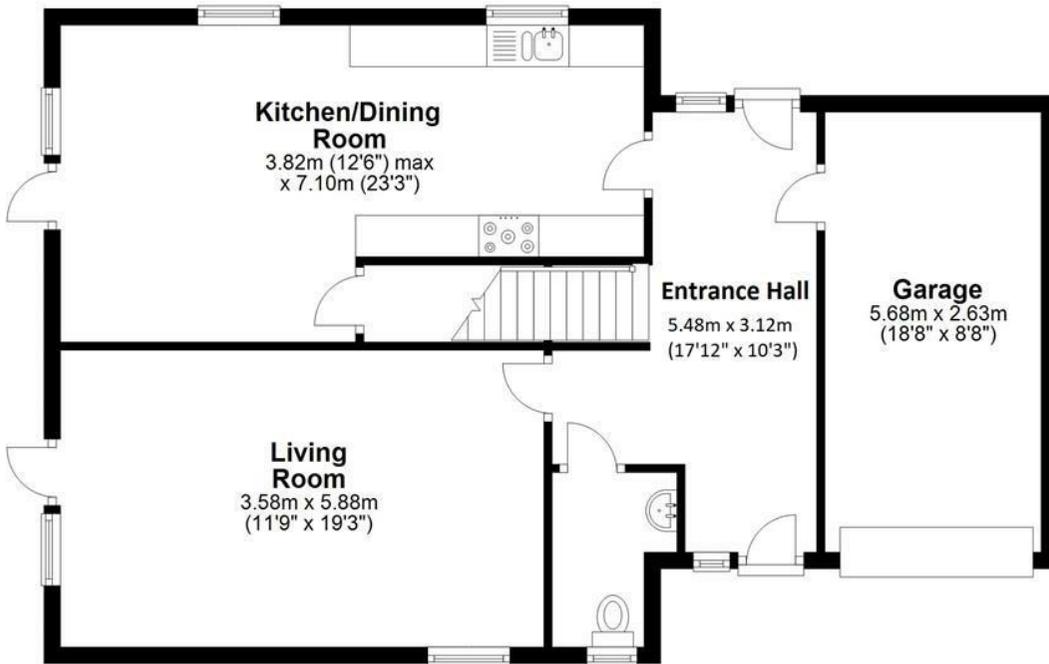






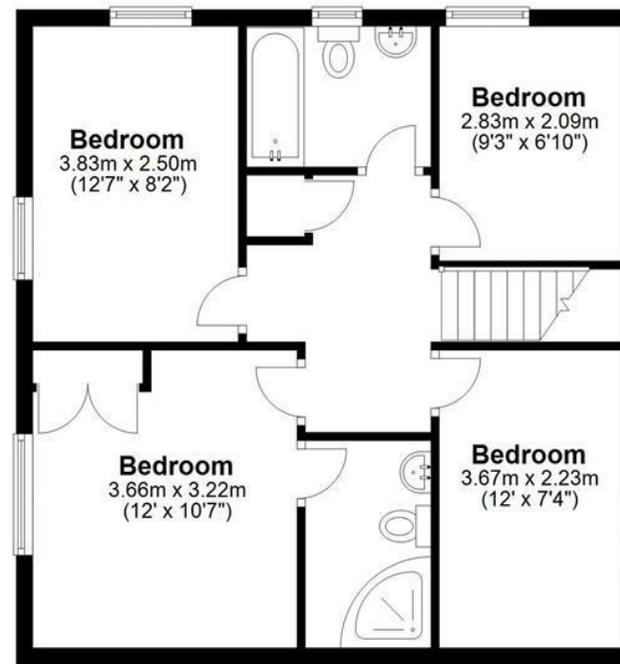
**Ground Floor**

Approx. 78.9 sq. metres (848.9 sq. feet)



**First Floor**

Approx. 54.0 sq. metres (581.7 sq. feet)



Total area: approx. 132.9 sq. metres (1430.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			88
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	









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