



Whitney Drive  
Stevenage | SG1 4BJ

AGENT HYBRID

**Guide Price £600,000 -  
£625,000**



\* SALE ALREADY AGREED OFFLINE \* SALE ALREADY AGREED OFFLINE \*\* SALE ALREADY AGREED OFFLINE \*\* SALE ALREADY AGREED OFFLINE \*\* SALE ALREADY AGREED OFFLINE \* We welcome to the market a CHAIN FREE, Four Bedroom Detached Home located in a desirable location, ideally situated within walking distance to Lister Hospital, the Old Town High Street and within easy reach of Stevenage Mainline Train Station. An ideal purchase for an investor or family looking to put their own stamp on the property, set on a large plot with huge potential to extend, STPP. Accommodation briefly comprises of. A Porch, with internal door leading into the entrance hallway. From here, doors lead to a Downstairs WC, a dual aspect Kitchen/Breakfast Room, a Separate Dining Room, interconnecting with a dual aspect Lounge. Stair rise to the first floor landing where you will find Four Well Appointed Bedrooms and a Family Shower Room. Externally, the property benefits from a huge rear garden mainly laid to lawn, a wrap around front/side garden, a Double Garage with adjoined Workshop and a Driveway for at least two cars.

### DIMENSIONS

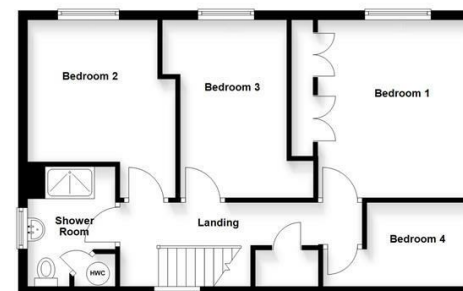
- Porch 5'0 x 3'1
- Entrance Hallway 14'7 x 6'2
- Downstairs WC 5'3 x 3'0
- Kitchen/Breakfast Room 19'1 x 8'1
- Dining Room 12'5 x 10'8
- Lounge 19'1 x 12'4
- Bedroom 1: 12'6 x 10'8 (inc robes)
- Bedroom 2: 12'6 x 11'1 (max to max)
- Bedroom 3: 12'6 x 10'4 (max to max)
- Bedroom 4: 10'8 x 6'1 (max to max)
- Shower Room 8'7 x 6'3
- Double Garage 15'8 x 15'0
- Workshop 15'8 x 4'7

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	

**Ground Floor**  
Approx. 87.0 sq. metres (936.4 sq. feet)



**First Floor**  
Approx. 56.2 sq. metres (605.0 sq. feet)



Total area: approx. 143.2 sq. metres (1541.4 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.

### Agent Hybrid

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