



Woburn Close, Stevenage, SG2 8SW

£400,000



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Woburn Close, Stevenage

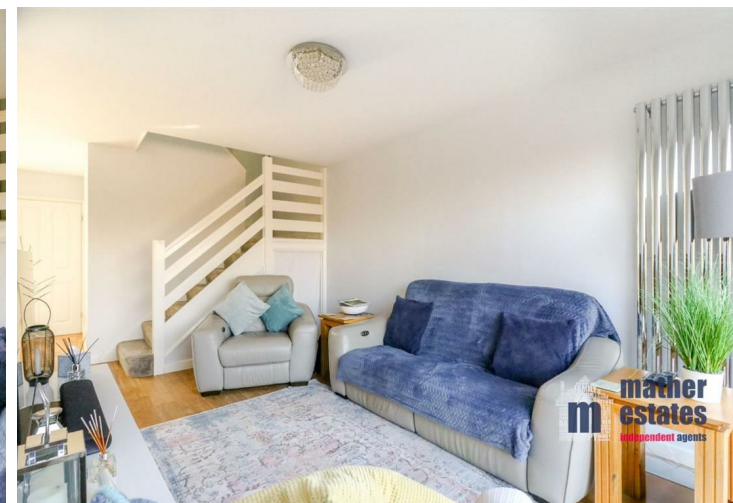
BEAUTIFULLY PRESENTED THROUGHOUT - PEACEFUL REAR VIEWS - ENSUITE TO MASTER

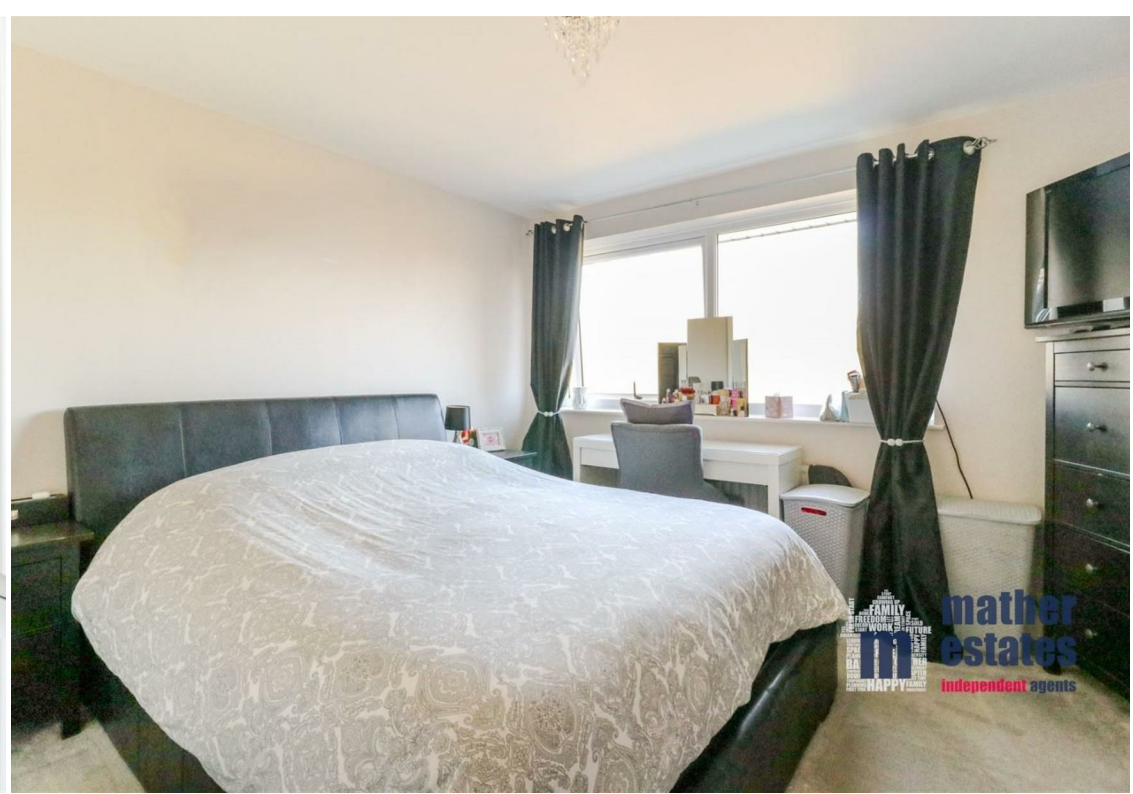
Nestled in the desirable area of Woburn Close, Bragbury End, Stevenage, this charming home offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, including a master suite bedroom complete with an ensuite shower room, this property is ideal for families or those seeking extra space.

The house boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The well-presented interiors create a warm and welcoming atmosphere, making it easy to envision yourself settling in and making it your own. Outside the rear garden has a raised decking area and lovely views to the rear woodland.

One of the standout features of this property is the driveway, which accommodates parking for two vehicles, a valuable asset in today's busy world. The location is particularly appealing, as it is within walking distance to a parade of shops, ensuring that daily necessities are just a short stroll away.

This home is not only practical but also situated in a great location, making it a wonderful opportunity for anyone looking to enjoy the benefits of suburban living while still being close to local amenities. With its combination of space, style, and convenience, this property is sure to attract interest. Do not miss the chance to make this lovely house your new home.







Entrance Hall:

8'2" x 3'7"

Walkway into the property, front door leads to entrance with door to the living/dining area.

Dining Area:

13'3" x 8'7"

Spacious dining area that leads to kitchen and open plan living area, UPVC double glazed window at the front of the property.

Kitchen:

9'8" x 6'7"

Fitted with a contemporary range of base and wall units with granite worksurface incorporating sink with mixer tap, four ring induction hob with extractor fan over, built in oven and microwave. Door leading to rear garden.

Living Room:

17'5" x 9'4"

Bifold doors leading to the rear garden, under stairs cupboard and chrome vertical radiator.

First Floor Landing:

Loft access and with doors to:

Bedroom One:

14'2" x 11'3"

UPVC double glazed window at the rear, door leading to:

En suite:

8'11" x 4'11"

Walk in shower with rainfall shower head, low level WC, wash hand basin with vanity unit below, UPVC double glazed window, porcelain tiles throughout with chrome towel rail.

Bedroom Two:

9'7" x 8'9"

UPVC double glazed window to the front and radiator

Bedroom Three:

9'3" x 7'10"

UPVC double glazed window to the front and radiator

Main Bathroom:

6'6" x 4'5"

Low level WC, wash hand basin with mixer tap and over bath shower with mixer tap, porcelain tiles throughout with heated chrome towel rail.

Rear Garden:

Raised low maintenance, composite decking with steps leading to lawn area and enclosed by panel fencing, peaceful view to the rear woodland, outside tap and power.

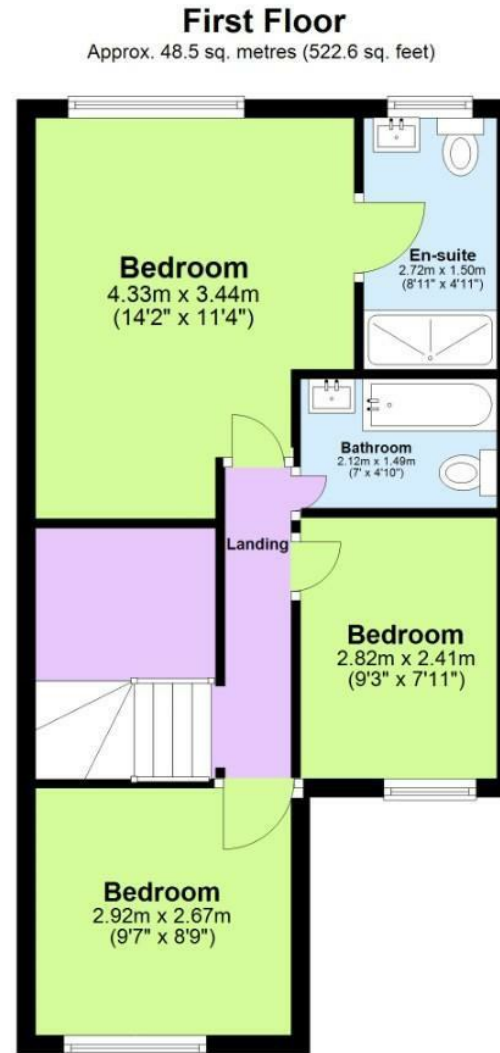
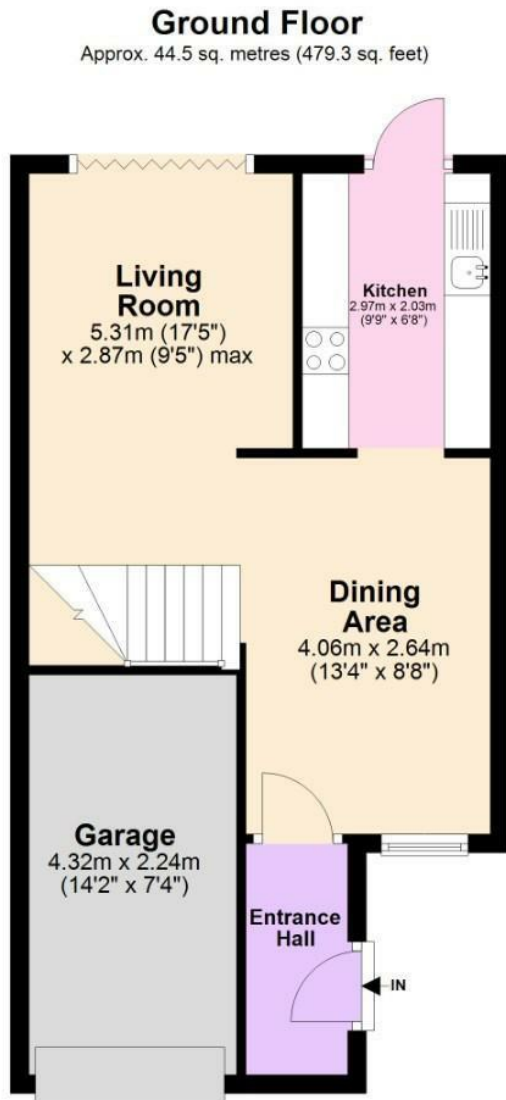
Driveway:

Providing off street parking for two cars.

Garage:

14'2" x 7'4"

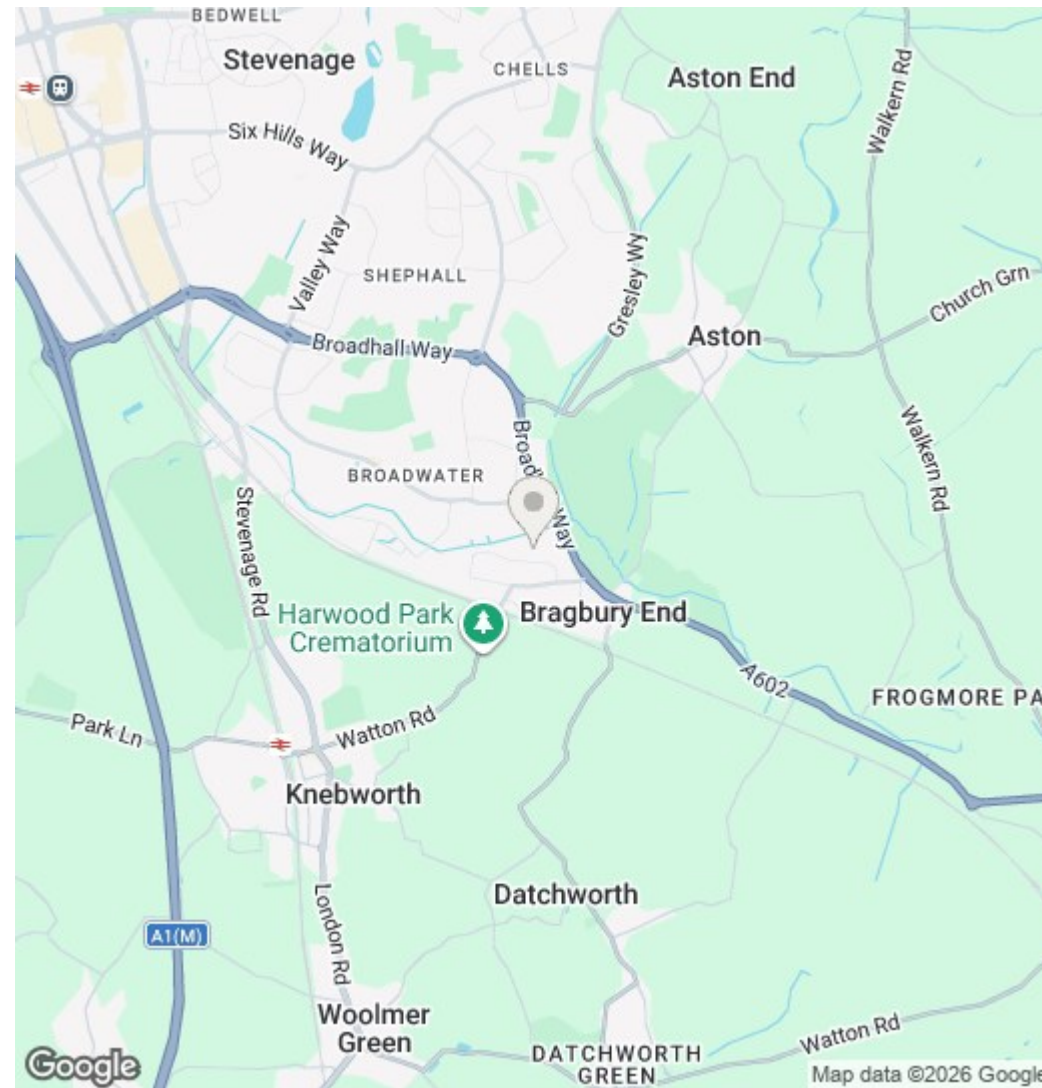
Single garage with up and over door and power.



Total area: approx. 93.1 sq. metres (1001.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and must be considered incorrect.
3. Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.
4. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
5. To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers, prior to any offer being formally accepted and a memorandum of sale being issued. We require all buyers to pay a fee of £30 inc vat to Mather Estates. You will then be required to provide your name, address, email, date of birth and ID to our nominated third party to confirm your identity.

129 High Street, Old Town, Stevenage, Herts, SG1 3HS
01438 748007 | stevenage@matherestates.com