

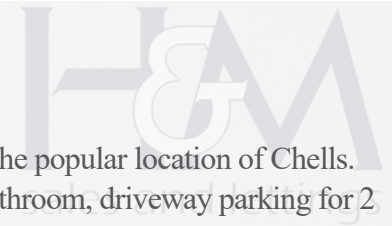
Cabot Close, Stevenage, Hertfordshire, SG2 0ES.
Price Guide £425,000-£450,000

H&M
sales and lettings



Cabot Close, Stevenage, Hertfordshire, SG2 0ES.

Council Tax Band: E



Offered for sale with a GUIDE PRICE of £425,000 to £450,000 is this Four bedroom family home situated in a Cul-De-Sac location in the popular location of Chells. The property benefits from a downstairs WC, Lounge/Dining Room, Four Bedrooms with an Ensuite to the master and a separate family bathroom, driveway parking for 2 vehicles and a integral garage which lends itself to being converted into another room(subject to relevant permissions).

Also found to be within the catchment area for Nobel and Marriott secondary schools and Mobbsbury and Camps hill primary schools. Within walking distance is a range of local shops along with a well stocked Tesco express.

Entrance Hall

8'10 x 3'5 (2.69m x 1.04m)

Front door leading into the entrance hall, stairs leading to the first floor, radiator.

Lounge/Dining Room

18'2 x 14'7 (5.54m x 4.45m)

Double glazed french doors and side panels to the rear garden, wooden style flooring, double radiator, understairs storage cupboard, inset spotlights.

Kitchen

9'1 x 7'11 (2.77m x 2.41m)

Fitted with a range of wall and base level units(one housing the boiler), built in double oven and gas hob with chimney hood over, acrylic splashbacks, one and a half sink drainer with mixer tap over, plumbing for a washing machine, fridge/freezer space and double glazed window to the front aspect.

Downstairs WC

5'10 x 3'0 (1.78m x 0.91m)

Double glazed opaque window to the side aspect, low level WC, pedestal wash hand basin with acrylic splashback, radiator.

Landing

10'11 x 5'9 (3.33m x 1.75m)

Doors to all the rooms, loft access, built in linen/storage cupboard.

Bedroom One

12'5 x 8'10 (3.78m x 2.69m)

Double glazed window to the front aspect, radiator, built in cupboard, door to the Ensuite.

Ensuite

8'10 x 4'10 (2.69m x 1.47m)

Double glazed opaque window to the rear aspect, built in shower cubicle with tiled splashbacks, low level WC, pedestal wash hand basin with half tiled splashback walls, radiator.

Bedroom Two

12'5 x 8'8 (3.78m x 2.64m)

Double glazed window to the rear aspect, radiator, built in mirror fronted wardrobes.

Bedroom Three

12'9 x 7'6 (3.89m x 2.29m)

Double glazed window to the front aspect, radiator, fitted mirror fronted wardrobes.

Bedroom Four

8'9" x 6'10" (2.69 x 2.09)

Double glazed window to the front aspect, radiator.

Family Bathroom

6'11 x 5'7 (2.11m x 1.70m)

Double glazed opaque window to the rear aspect, panel enclosed bath with shower attachment over, pedestal wash hand basin, low level WC, tiled splashbacks, radiator.

Garage

17'7 x 8'10 (5.36m x 2.69m)

Up and over door to the driveway, double glazed courtesy door to the rear garden, power and light.

Frontage

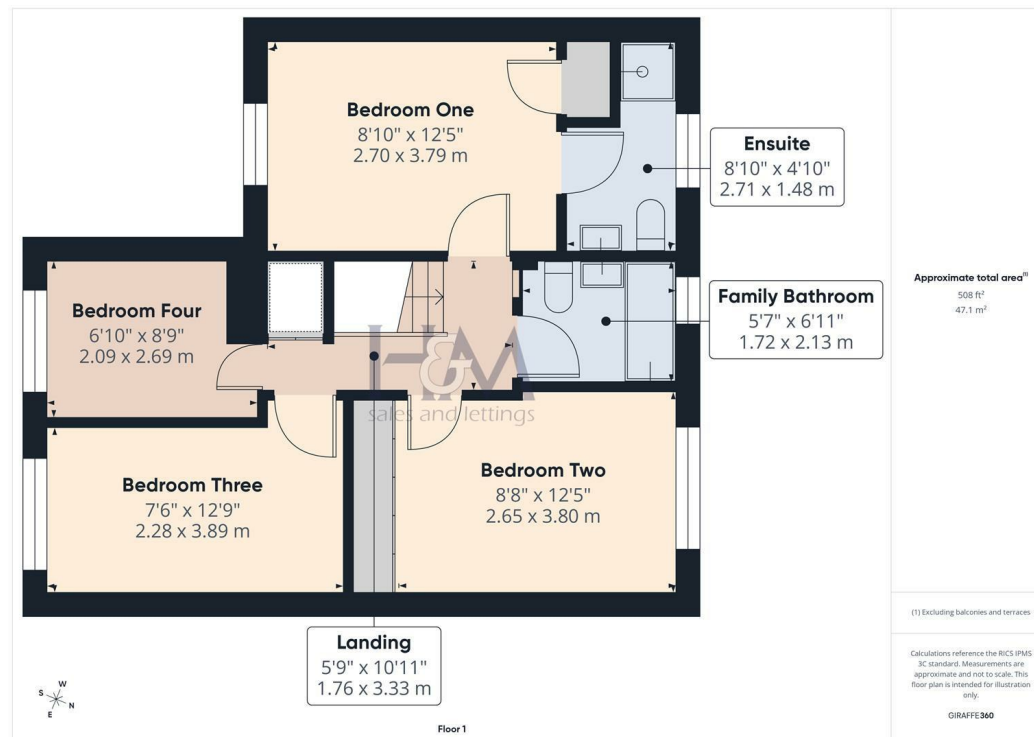
Block paved driveway for 2 vehicles and side path to the front door which has a canopy porch over, laid to lawn with hedgerow frontage and flowerbeds.

Rear Garden

Shaped paved patio leading on to the laid to lawn with stepping stone path, flowerbed borders and a separate patio area to the rear. Courtesy door into the garage.







Homes and Mortgages
86 High Street
Stevenage
Hertfordshire
SG1 3DW
01438 728444

stevenage@homesandmortgages.co.uk

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	73	
(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	