



Orwell Avenue, Stevenage, SG1 3XT

£535,000



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## Orwell Avenue, Stevenage

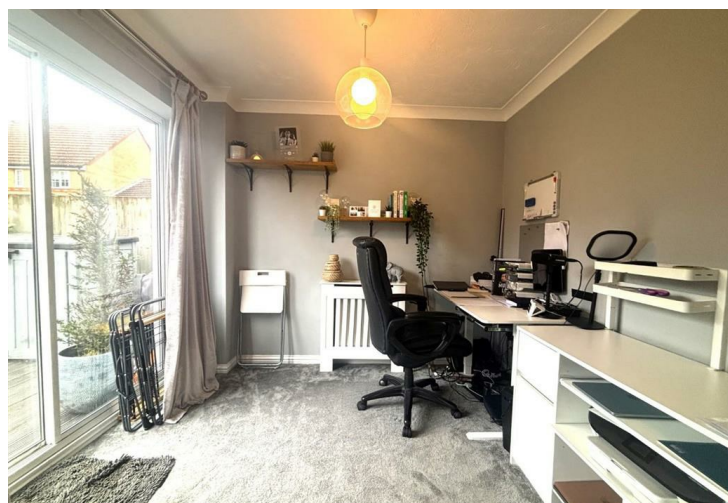
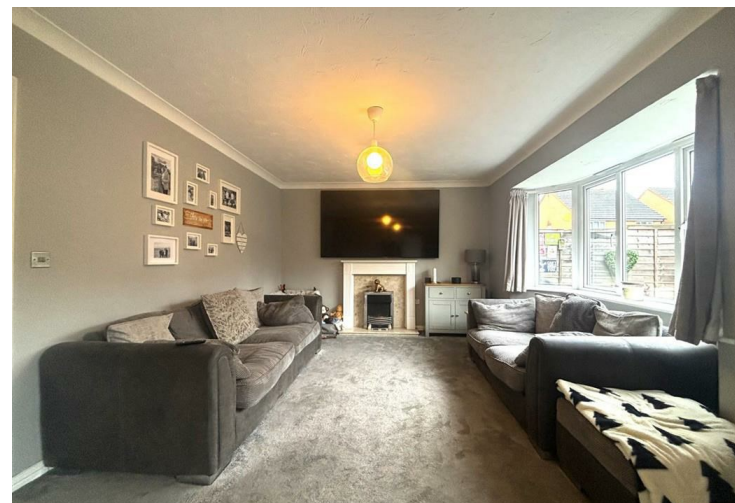
OFFERED CHAIN FREE is this impressive modern detached home on Orwell Avenue, ideally positioned in one of Stevenage's most desirable residential areas. Offering four generously sized bedrooms and three versatile reception rooms, this property provides exceptional space for growing families, entertaining guests, and modern day-to-day living.

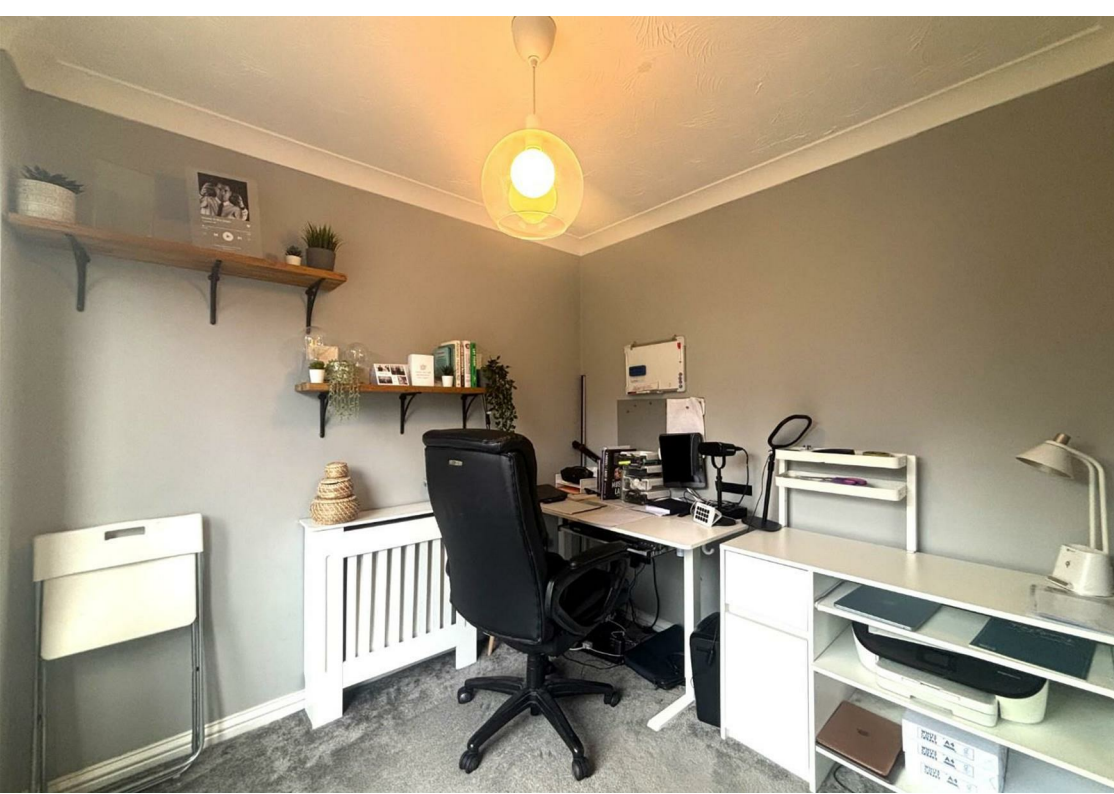
At the heart of the home is a stylish fitted kitchen, thoughtfully designed for contemporary living and perfect for both everyday use and hosting. All white goods are included in the sale — cooker, hob, fridge-freezer, washing machine and dishwasher — helping to minimise additional costs for a new family and making the move-in process seamless. The accommodation is further enhanced by an en-suite to the principal bedroom alongside a well-appointed family bathroom, ensuring comfort and practicality for all.

A standout feature is the converted garage, now a valuable additional reception room that can easily serve as a playroom, home office, snug or guest room, offering superb flexibility to suit modern lifestyles.

Externally, the property continues to impress. The driveway provides off-road parking for up to three vehicles, and there is an external weatherproof socket conveniently located beneath the kitchen window — ideal for EV charging. The generous outdoor space offers a private garden perfect for children, pets, and summer entertaining.

Location is a key highlight. The home is within easy reach of St Nicholas Park, as well as well-regarded local schools, shops and GP services, making everyday life effortless. For commuters, Stevenage is renowned for its fast and frequent rail links into London, making it an excellent choice for those travelling into the capital. The town also continues to benefit from significant regeneration, bringing new facilities, amenities and investment that further enhance both lifestyle and long-term value.







**Entrance Hall:**

Stairs to first floor, radiator and doors to:

**Kitchen:**

11'3 x 7'6

Fitted with a contemporary range of base and wall units with contrasting roll edge worksurface incorporating single bowl sink with mixer tap and drainer, four ring gas hob with extractor fan over, built in ovens, appliance space for fridge/freezer, radiator, UPVC double glazed window to front and door to:

**Utility Room:**

7'6 x 3'7

Low level units incorporating single bowl stainless steel sink with mixer tap and drainer, appliance space for washing machine and dishwasher, door opening to garden and wall mounted gas boiler.

**Living Room:**

14'4 x 11'2

UPVC double glazed window to rear, fireplace, radiator and opening to:

**Dining Room:**

11'2 x 7'6

Sliding doors opening to rear garden and radiator.

**Reception Room:**

15'2 x 7'7

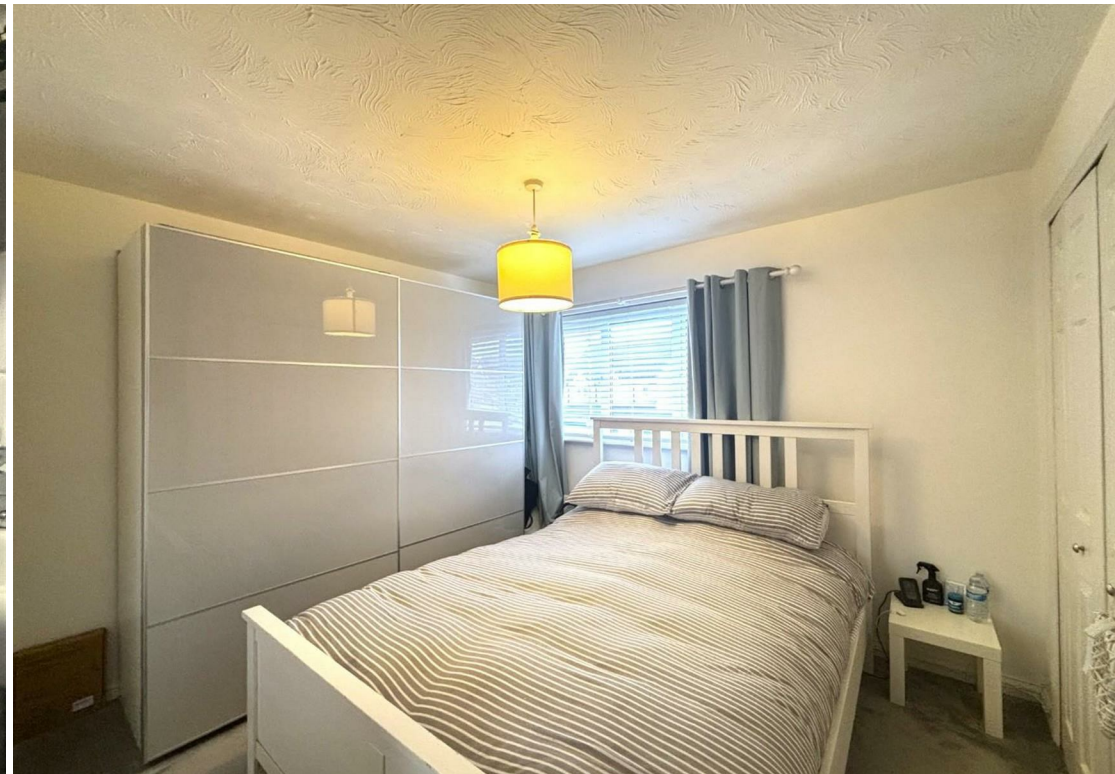
Versatile room that could be used as a snug, study or fifth bedroom. Currently has UPVC double glazed window to front and radiator.

**WC:**

Low level WC, wash hand basin with mixer tap, radiator.

**First Floor Landing:**

Radiator, loft access and doors to:



**Bedroom One:**

12'5 x 11'3

UPVC double glazed window to front, radiator, cupboard and door to:

**Ensuite:**

Low level WC, wash hand basin with mixer tap, double walk in shower, tiled to half height, opaque UPVC double glazed window to side.

**Bedroom Two:**

13'4 x 7'9

UPVC double glazed window to front, cupboard and radiator.

**Bedroom Three:**

11'1 x 7'9

UPVC double glazed window to rear and radiator.

**Bedroom Four:**

8'7 x 7'

UPVC double glazed window to rear and radiator.

**Bathroom:**

12' x 8'

Low level WC, wash hand basin with mixer tap, panel enclosed bath with mixer tap, walk in shower, opaque UPVC double glazed window to rear, radiator and cupboard.

**Garden:**

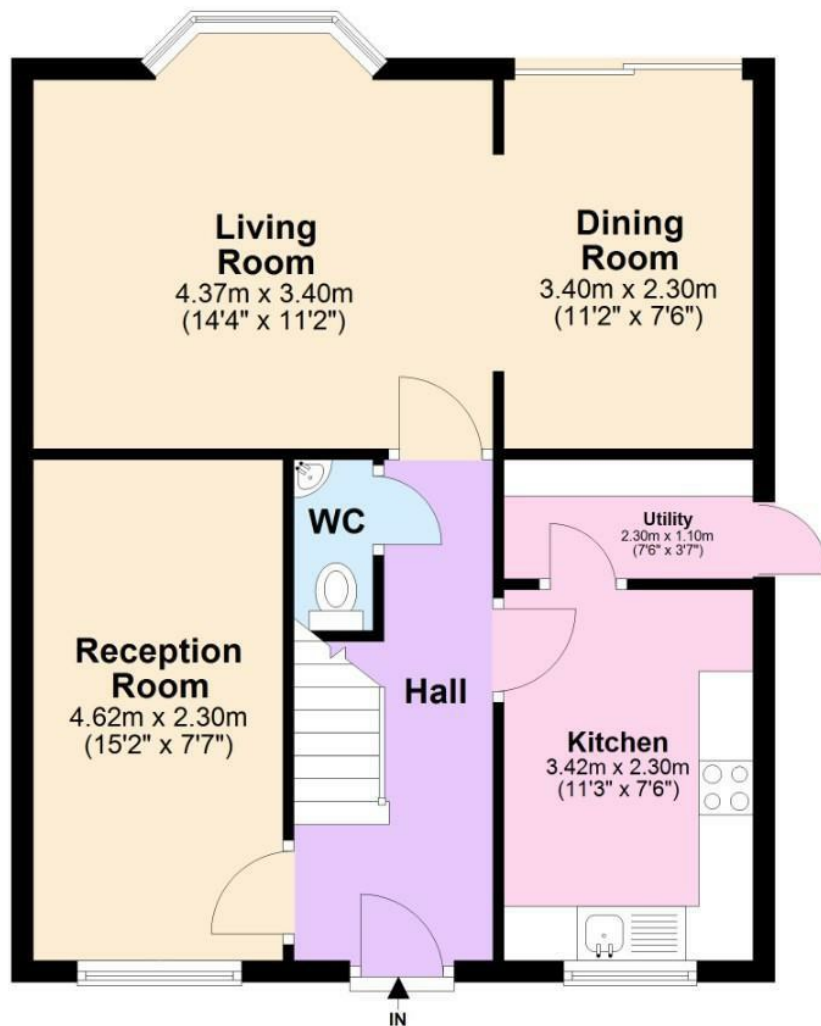
West facing garden with timber decking and gate leading to lawn, enclosed by panel fencing, shed, pedestrian gated side access, outside light.

**Driveway:**

Providing off street parking for three cars.

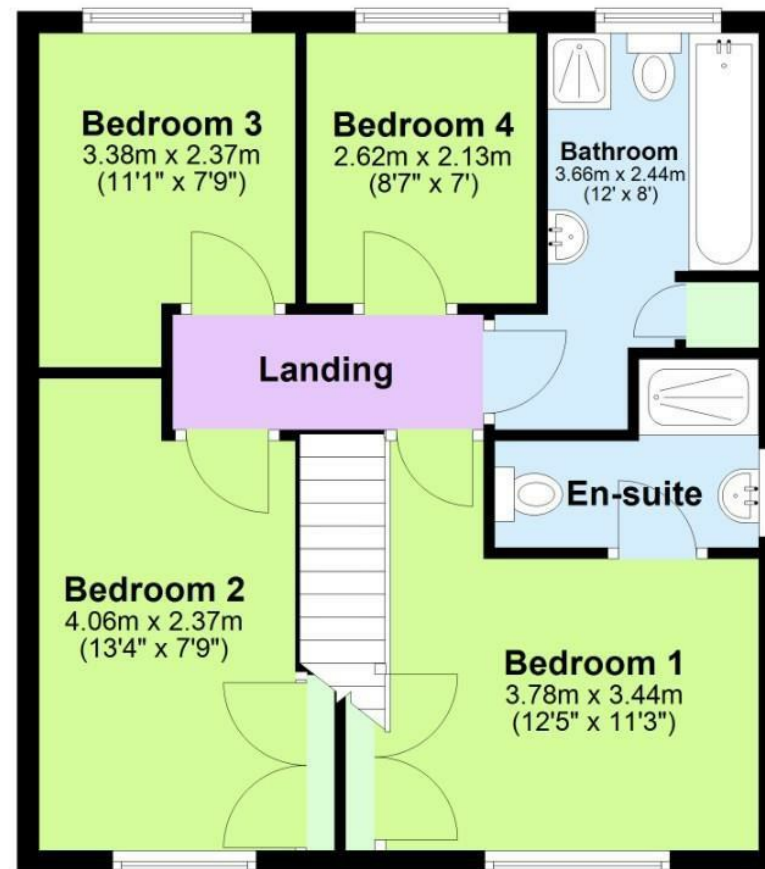
## Ground Floor

Approx. 54.6 sq. metres (587.9 sq. feet)



## First Floor

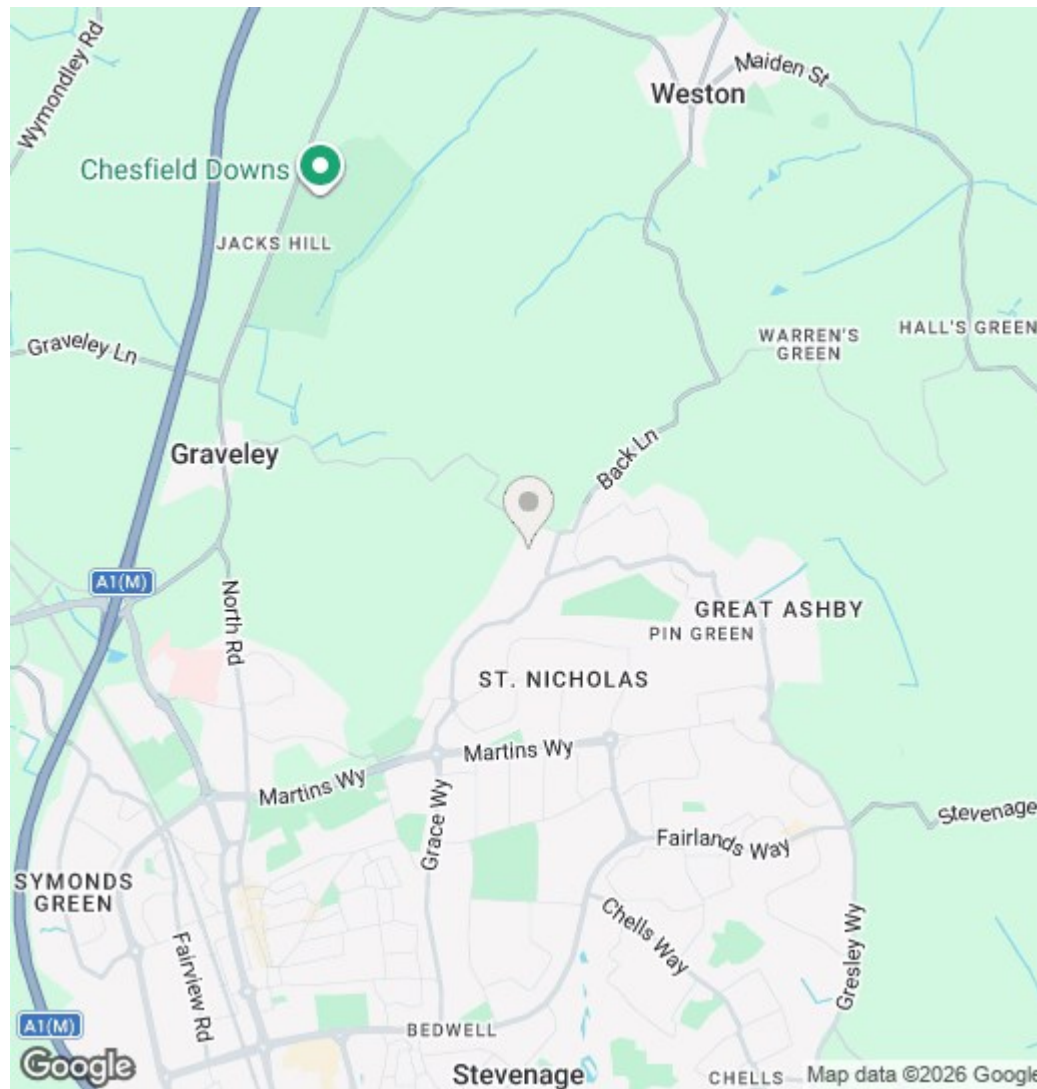
Approx. 48.6 sq. metres (523.1 sq. feet)



Total area: approx. 103.2 sq. metres (1111.0 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	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**