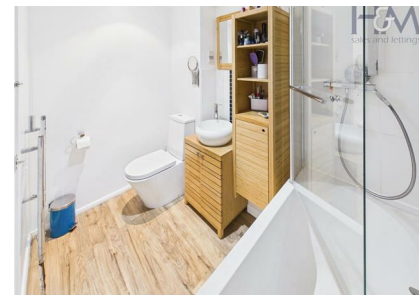


Angotts Mead, Stevenage, Hertfordshire, SG1 2NJ.
Guide Price £400,000 - £425,000



Angotts Mead, Stevenage, Hertfordshire, SG1 2NJ.

Council Tax Band: D

GUIDE PRICE £400,000 - £425,000. Well-presented three-bedroom townhouse set in a quiet cul-de-sac just 0.8 miles from Stevenage Mainline train station. The ground floor offers a second reception room, utility room, WC, and integral garage which can be accessed from the entrance hall. The middle floor features a bright living room and modern kitchen/dining room, while the top floor provides three good size bedrooms and a family bathroom. Further benefits include a private rear garden, driveway parking for two cars, and being located within the catchment for sought-after primary and secondary schools, ideal for families and commuters alike.

Entrance Porch

6'11" x 5'0" (2.11 x 1.54)

Double glazed window and door to front aspect, built in storage cupboard, wood effect flooring and single glazed door to entrance hall.

Entrance Hall

17'7" x 4'2" (5.37 x 1.28)

Single glazed door leading to entrance porch, radiator with cover, stairs to first floor landing, understairs storage cupboard, carpeted floor and doors to:

Cloak Room

6'3" x 2'8" (1.91m x 0.81m)

Single glazed window to front aspect, full tiled walls, low level WC, wash hand basin and single radiator.

Second Reception Room

12'2" x 8'5" (3.72 x 2.57)

Double glazed window to rear aspect, wood effect flooring and coving to ceiling

Utility Room

8'10" x 7'4" (2.70 x 2.24)

Double glazed window and door to rear aspect, wall and base units with worksurface and stainless steel sink and drainer, splash back tiling. Space for washing machine & tumble dryer, wood effect flooring and single radiator.

First Floor landing

6'3" x 2'9" (1.93 x 0.84)

Double glazed window to side aspect, stairs to second floor landing and door to:

Kitchen/Dining Room

11'10 x 16'00 max (3.61m x 4.88m max)

Two double glazed windows to the rear aspect, fitted kitchen with wall and base units, worksurface with complementary splashbacks, one and half bowl sink and drainer with mixer taps over, integrated electric double ovens, four ring gas hob, integrated dishwasher and space for fridge freezer. Wood effect flooring throughout.

Lounge

15'11 x 11'7 max (4.85m x 3.53m max)

Double glazed window to front aspect, wood effect flooring. Two radiators with covers and coving to ceiling.

Second Floor landing

6'3" x 5'3" (1.93 x 1.61)

Stairs leading from the first floor landing, loft access, and doors to:

Bathroom

7'10" x 5'4" (2.39 x 1.63)

Half tiled bathroom with low level WC, free standing unit with a vessel sink and mixer tap over, panel bath with mixer taps and shower over, shaver point and extractor fan, recessed spotlights, heated towel rail and wood effect flooring.

Bedroom One

16'0" x 9'0" (4.89 x 2.75)

Two double glazed windows to rear aspect and single radiator.

Bedroom Two

11'0" x 8'2" (3.37 x 2.49)

Double glazed window to front aspect, single radiator and coving to ceiling.

Bedroom Three

11'1" x 7'8" (3.40 x 2.35)

Double glazed window to front aspect, single radiator and coving to ceiling.

Rear Garden

Mature garden with patio area to near side, side gate access, cold water tap, steps to laid lawn with planted borders, second patio area to the rear.

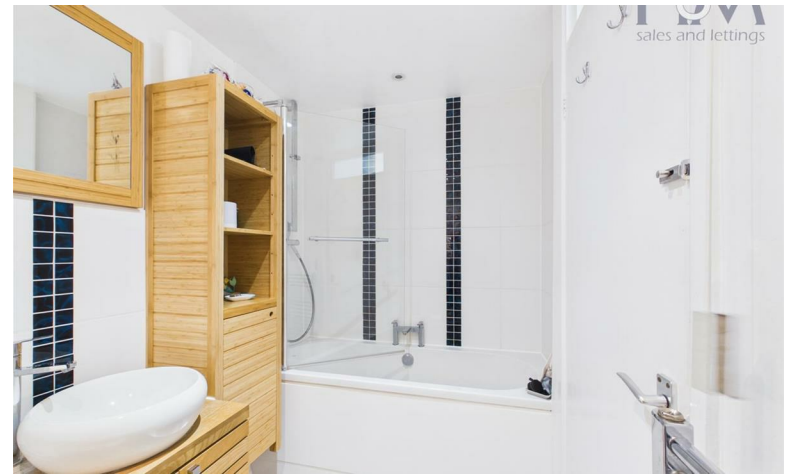
Integral Garage

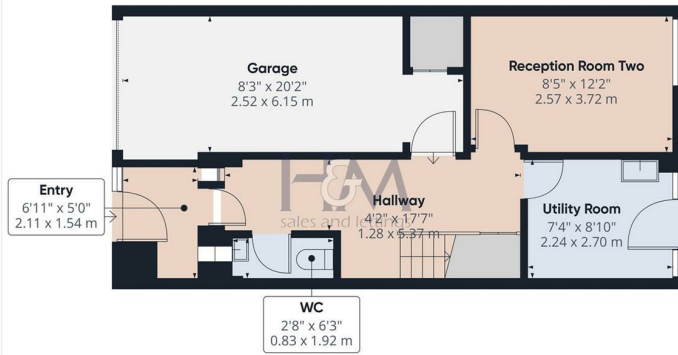
20'2" x 8'3" (6.15 x 2.52)

A 20ft integral garage with lighting and power, a metal up and over door, built in storage cupboard, gas boiler and a personal door leading to entrance hall.

Parking

Bloc paved driveway for two cars, access to garage via a metal up-and-over door:



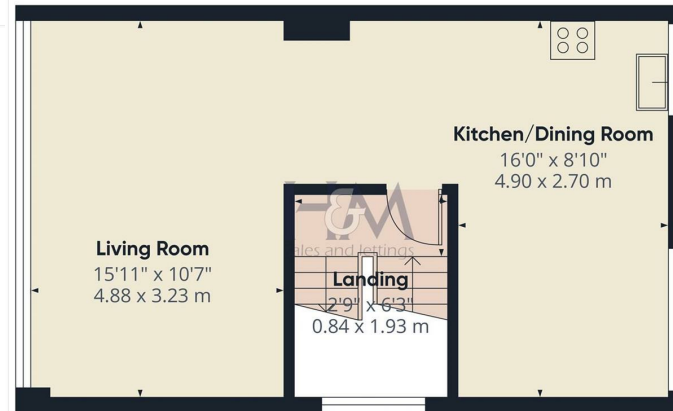


Approximate total area*
496 ft²
46.1 m²

(*) Excluding balconies and terraces



Floor 0



Approximate total area*
382 ft²
35.5 m²

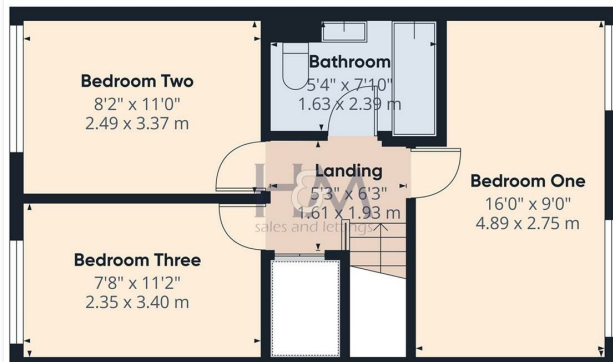
(*) Excluding balconies and terraces

Calculations reference the BREEAM
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

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Floor 1



Approximate total area*
401 ft²
37.3 m²

(*) Excluding balconies and terraces

Calculations reference the BREEAM
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

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Floor 2

Homes and Mortgages
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Stevenage
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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		85
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	