

# Wrights Orchard, Aston, Hertfordshire SG2 7HR.

## Offers In Excess Of £425,000

**H&M**  
sales and lettings



# Wrights Orchard, Brook Field, Aston, Hertfordshire, SG2 7HR.

## Council Tax Band: E

THE VENDOR HAS FOUND A PROPERTY AND IS KEEN TO MOVE!

Offered for sale at offers in excess of £425,000 and situated in the village of Aston is this three bedroom link detached family home. The village itself offers a local butchers, The Crown, Rose and Crown and Pig and Whistle public houses, St Mary's church, village hall, St Mary's primary school which is Ofsted outstanding. A short drive away is a Sainsbury supermarket and petrol station, along with Stevenage golf and conference centre.

The property itself has been extended to the rear offering a good size lounge/dining room, downstairs WC, kitchen/breakfast room along with driveway parking and a garage.

### **Entrance Hall**

6'1 x 3'10 (1.85m x 1.17m)

Accessed by a double glazed front door with side panel, double radiator, glazed casement door into the inner hallway.

### **Inner Hallway**

6'4 x 5'11 (1.93m x 1.80m)

Doors to both lounge/dining room and kitchen/breakfast room, dog legged stairs case to the first floor, understairs storage cupboard

### **Kitchen/Breakfast Room**

15'10 x 8'4 (4.83m x 2.54m)

Fitted with a range of wall and base level units and complementary work tops, ceramic style one and a half bowl sink drainer, tiled splashbacks, built in gas hob and electric oven, plumbing and spaces for a dishwasher and washing machine, double glazed bow window to the front aspect and separate double glazed window to the side aspect, radiator, fridge/freezer space, wall mounted boiler.

### **Lounge/Dining Room**

18'6 x 15'9 (5.64m x 4.80m)

Double glazed patio doors the rear garden, two double radiators.

### **Downstairs WC**

6'2 x 3'3 (1.88m x 0.99m)

Double glazed opaque window to the side aspect, low level WC, vanity wash hand basin, radiator.

### **First Floor Landing**

9'11 x 3'1 (3.02m x 0.94m)

Accessed by the dog legged staircase, doors to all rooms, airing cupboard, loft access.

### **Bedroom One**

15'11 x 8'6 (4.85m x 2.59m)

Double glazed window to the front aspect, radiator, recessed area ideal for wardrobes.

### **Bedroom Two**

10'7 x 8'6 (3.23m x 2.59m)

Double glazed window to the rear aspect, radiator.

### **Bedroom Three**

9'9 x 7'3 (2.97m x 2.21m)

Double glazed window to the rear aspect, radiator, built in storage cupboard.

### **Bathroom**

6'3 x 6'3 (1.91m x 1.91m)

Double glazed opaque window to the side aspect, panel enclosed bath with mixer taps and separate shower over, low level WC, pedestal wash hand basin, tiled splashbacks and tiled flooring, heated chrome towel rail.

### **Rear Garden**

Laid to decking with timber fence borders, central raised flower bed, courtesy door to the garage.

### **Frontage**

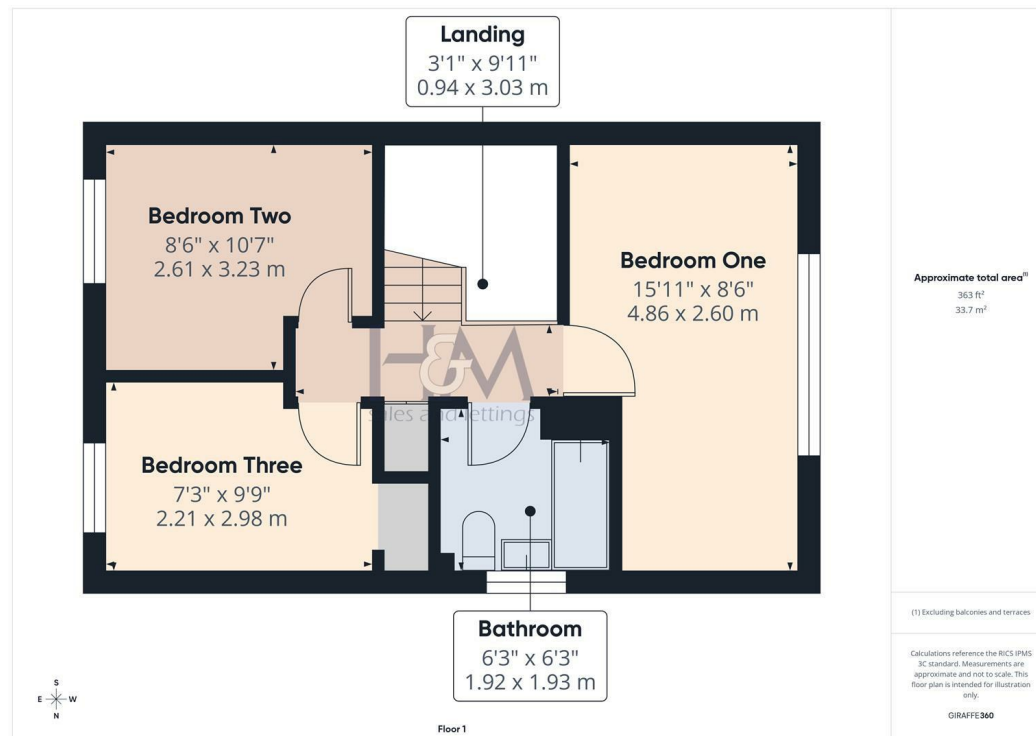
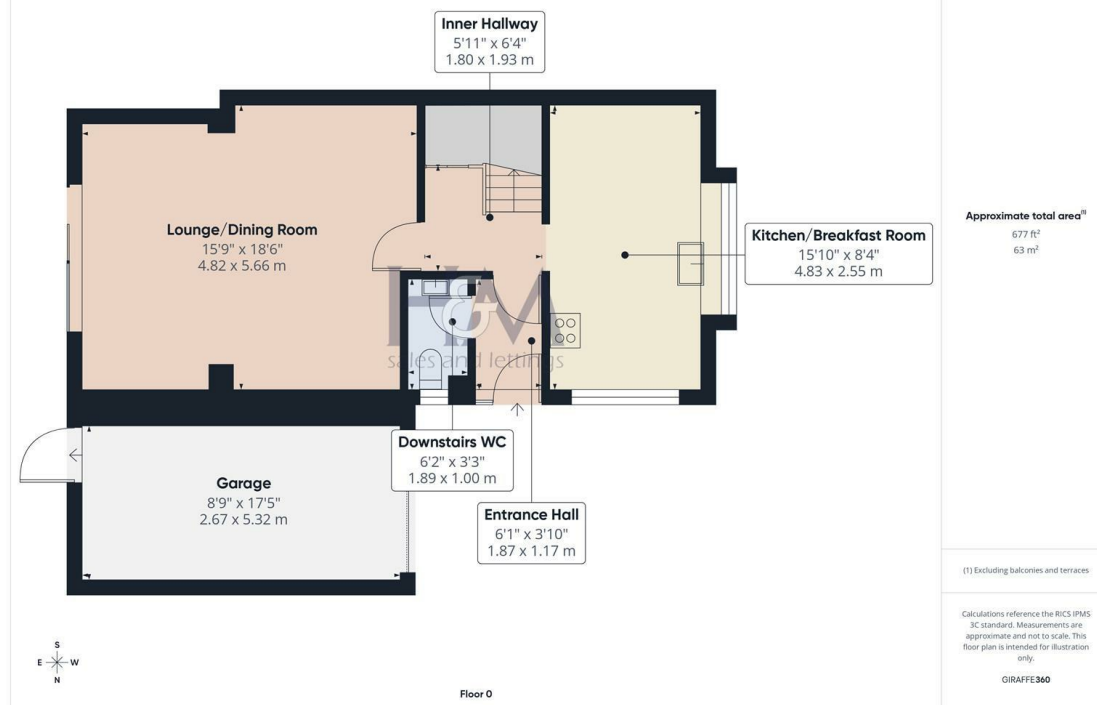
Driveway to the garage, flowerbed border with blue slate chippings.

### **Garage**

17'5 x 8'9 (5.31m x 2.67m)

Up and over door, power and light, door into the rear garden.





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## Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>81</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>63</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |