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Jean Hennighan Properties

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PLASH DRIVE,
STEVENAGE, HERTFORDSHIRE, SG1 1LL.









Currently being refurbished, this three bedroom mid terrace home is offered unfurnished and offers deceptively spacious accommodation, off street parking for several vehicles and a good sized south east facing rear garden.

Conveniently located, the property enjoys easy access to a wide range of local amenities and excellent transport connections. Stevenage town centre offers an extensive selection of shops, restaurants, cafés and leisure facilities, whilst the mainline railway station provides fast and frequent services into London King's Cross and Cambridge, making it ideal for commuters.

Families will appreciate the choice of well regarded schools, together with an abundance of open green spaces including the popular Fairlands Valley Park. The property also benefits from excellent road links via the A1(M), providing convenient access to neighbouring towns and cities.

SUMMARY OF ACCOMMODATION

RECEPTION HALL
CLOAKROOM
GOOD SIZED SITTING/DINING ROOM
COMPRESSIVELY FITTED KITCHEN
LAUNDRY/STUDY PROVIDING A VARIETY OF OPTION FOR ALTERNATIVE USE
SPACIOUS GARDEN ROOM
THREE BEDROOMS
WET ROOM AND SEPARATE W.C.
GAS FIRED CENTRAL HEATING

SUMMARY OF ACCOMMODATION CONTINUED

DOUBLE GLAZED WINDOWS AND DOORS
BLOCK PAVED DRIVEWAY PROVIDING GATED OFF STREET ARKING FOR SEVERAL VEHICLES
GOOD SIZED SOUTH EAST FACING GARDEN

AVAILABLE EARLY/MID DECEMBER 2026
NON SMOKERS

A covered entrance with courtesy lighting, obscure double glazed door and matching side window provides access to:



RECEPTION HALL 6'5 x 6'4 Staircase rising to the first floor, timber effect flooring and radiator. Multi pane glazed doors lead to the laundry/study and sitting/dining room, with a further door opening to:

CLOAKROOM Fitted with a contemporary white suite comprising a sculptured wash hand basin with chrome waterfall tap and double cupboard beneath, together with a low flush w.c. Obscure double glazed window to the front and radiator.

SITTING/DINING ROOM 23'9 x 10'9 A spacious dual aspect reception room enjoying excellent natural light from a double glazed window to the front and double glazed sliding patio door opening into the garden room. Two radiators, timber effect flooring, TV, telephone and satellite points, together with a wall mounted central heating and hot water programmer. Multi pane glazed door leading to:



KITCHEN 10'7 x 7'8 Fitted with a range of shaker style wall and base units with granite effect work surfaces and tiled splashbacks, incorporating a sink drainer unit with mixer tap. Plumbing and recesses for a washing machine and dishwasher. Neff fan assisted double oven and grill, and AEG four ring halogen hob with illuminated extractor canopy above. Double glazed window and door to the garden room, with an archway opening to:









LAUNDRY/STUDY 9'5 x 6'9 (providing flexibility for a variety of alternative uses) Fitted double storage cupboard, radiator and decorative tiled flooring. Recess housing the gas and electricity meters together with the fuse board. Multi pane glazed door returning to the reception hall.

GARDEN ROOM 20'5 x 10'3 A bright and versatile space overlooking the garden, with two double glazed sliding patio doors and a further double glazed door with matching side window leading into the garden. Part vaulted ceiling with triple opaque roof lights, ceiling fans and recessed spotlights. Radiator, decorative tiled flooring and return sliding patio door to sitting/dining room.





FIRST FLOOR

LANDING Panelled doors providing access to all bedrooms, wet room and separate w.c.

BEDROOM ONE 10'11 x 11'4 (into wardrobes) Double glazed window to the front with radiator beneath. Built-in wardrobe together with an additional range of full height fitted wardrobes with mirrored sliding doors.







BEDROOM TWO 10'8 x 10' (l-shaped and into wardrobes) Double glazed window to the rear, radiator, built-in wardrobe and additional fitted wardrobe with mirrored sliding doors. Airing cupboard housing the Worcester gas fired central heating boiler and hot water cylinder with fitted immersion heater.





BEDROOM THREE *10'9 x 7'7 (l-shaped and into wardrobes) Double glazed window to the front, radiator and built-in wardrobe.*





WET ROOM *5'4 x 4'11 Tiled and fitted with a thermostatically controlled shower, curtain and rail, together with a corner wash hand basin with chrome mono-bloc tap. Obscure double glazed window to the rear, extractor fan, shaver point and chrome heated towel rail.*

SEPARATE W.C. *Complementary decorative wall and floor tiling, close coupled w.c. and obscure double glazed window to the rear.*

EXTERIOR

The property is approached via a block paved driveway with gates, providing off road parking for several vehicles.

Enjoying a south east facing aspect, the generous rear garden is principally laid to lawn and enclosed by close boarded fencing. Immediately behind the property is a paved sun terrace with a pathway leading to a further paved seating area at the rear of the garden where a good sized timber garden shed provides useful storage. There are external water and lighting connections.





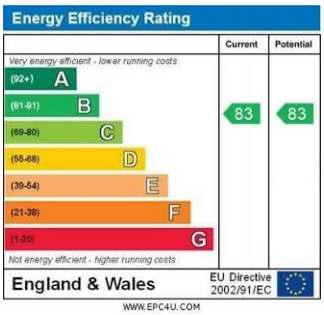
COUNCIL TAX BAND. *C*

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Clients' Money Protection Scheme: - Client Money Protect, Membership No. CMP003840 - www.clientmoneyprotect.co.uk

Energy Performance Graph



The full Energy Performance Certificate can be viewed at our office or a copy can be requested via email

VIEWING: *By appointment with Owners Sole Agents -*
please contact: JEAN HENNIGHAN PROPERTIES - telephone 01992 445055

***Important Note**: These particulars have been prepared by Jean Hennighan Properties upon the instructions of the landlord(s) and do not constitute any part of a contract. Services, fittings and equipment referred to within have not been tested (unless otherwise stated) and no warranties can be given. All measurements are approximate and are for descriptive purposes only. Accordingly, the prospective tenant(s) must make their own enquiries regarding such matters.* Det0436

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