



3 Gaylor Way, Stevenage, SG1 3QY



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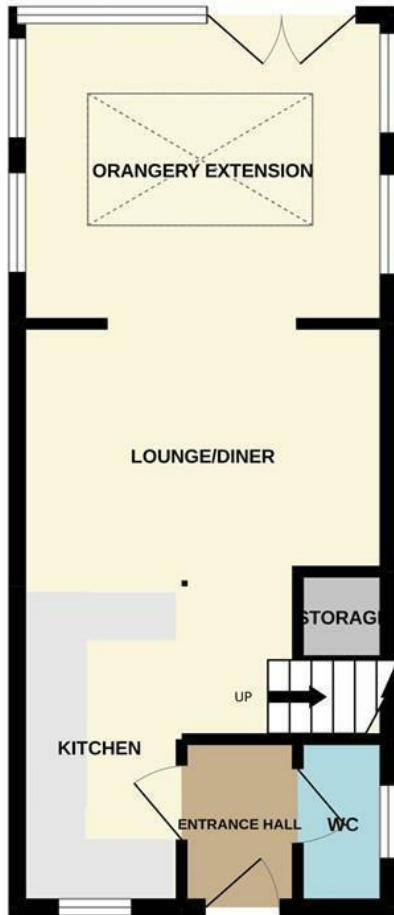
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Guide Price £425,000

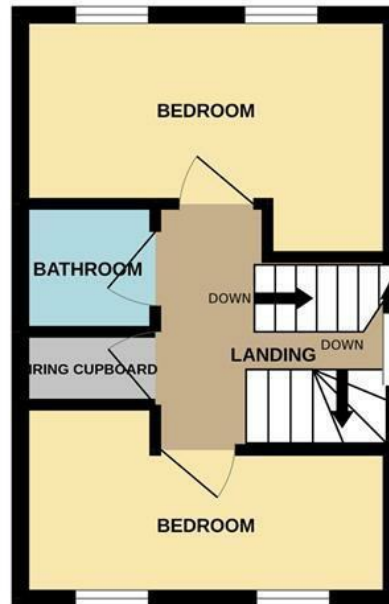
An Extended Three Bedroom End of Terrace Town House Situated in the popular area location of the Old Town - Chain free, garage & driveway, en-suite, orangery, private location, MUST BE VIEWED!

- Chain Free
- Extended to the rear aspect
- Garage En Bloc & Driveway
- Council Tax Band D
- Old Town Location
- Walking distance to Old Town High Street & Mainline Train Station
- En-Suite to Master Bedroom

GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ENTRANCE HALL

Front door leads into hallway.

## W/C

Low level w/c. Pedestal wash hand basin. Ceramic tiled flooring. Radiator. Extractor fan.

## LOUNGE

13'1" x 11'1"

Laminate flooring. Radiator. Open to Orangery extension.

## ORANGERY EXTENSION

9'1" x 10'10"

Double glazed French doors to rear. Double glazed skylight roof. Laminate flooring.

## KITCHEN

16'4" x 9'5" (max)

Double glazed window to front aspect. Open plan kitchen with a range of matching wall mounted and base units with work surface over. Sink and drainer inset. Integrated electric, gas hob. Space for fridge freezer and washing machine. Tiled splash backs. Under stairs storage cupboard. Radiator. Stairs rise to first floor.

## FIRST FLOOR

### BEDROOM TWO

13'1" x 11'1" (max)

Two double glazed windows to rear aspect. Radiator.

### BEDROOM THREE

13'2" x 8'7"

Two double glazed windows to front aspect. Radiator.

## BATHROOM

Suite comprising of panelled bath with shower attachment, low level w/c, pedestal wash hand basin, ceramic tiled flooring, radiator, shaver point, tiled splash backs, airing cupboard.

## SECOND FLOOR

### LANDING

Built in storage cupboards.

### BEDROOM ONE

12'4" x 9'6" (max)

Double glazed dormer window to front aspect. Radiator. Door to en-suite.

### EN SUITE

'Velux' window to rear aspect. Shower cubicle. Low level w/c. Wash hand basin. Ceramic tiled flooring and splash backs.

## OUTSIDE

### FRONT GARDEN

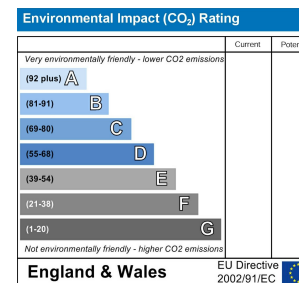
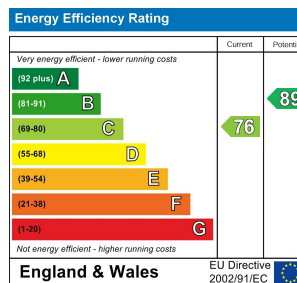
Laid to lawn in the main, footpath leading to front door. Potential to create driveway for off road parking (subject to planning consents).

### REAR GARDEN

Enclosed by panel fencing and gated access. Low maintenance setup.

### GARAGE

Up and over door and driveway allowing for off road parking for two cars in tandem.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, iWEstates would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of iWEstates estate agents.









**Private road leading to the property**

