



Epsom Close, Stevenage

AGENT HYBRID

We are delighted to bring to market this generously proportioned, wheelchair accessible three-bedroom bungalow, offered chain-free and situated on a sought-after road in the popular Martins Wood area of Stevenage.

The property is approached via a charming gated courtyard front garden, leading into a spacious entrance hallway. From here, you'll find access to a convenient WC, a contemporary and well-appointed kitchen, and the second bedroom which enjoys views over the beautiful rear garden. The expansive lounge/diner provides ample space for both relaxing and entertaining, featuring French doors that open out to the lovingly maintained garden, as well as access to the inner hallway.

The inner hallway leads to a storage cupboard housing the combi boiler, an accessible loft with ample storage, the main family bathroom, and two further bedrooms. The main bedroom benefits from its own en-suite shower room.

To the rear, the mature garden offers a tranquil retreat, complete with a generous patio seating area, well-kept lawn, practical shed with power and lighting, and gated access to the garage. The garden is bordered by established planters, providing a lush and private setting.

- Entrance Hallway - 3'1 x 13'6
- DSWC - 3'4 x 5'0
- Kitchen - 10'1 x 8'2
- Bedroom 2 - 12'0 x 8'0
- Lounge/Diner - 12'2 x 19'7
- Inner Hallway - 6'4 x 3'8 increasing to 5'4
- Bathroom - 6'4 x 5'3
- Bedroom 1 - 11'0 x 11'5
- En-Suite - 5'6 x 6'9
- Bedroom 3 - 10'5 x 6'6

**MAINTENANCE CHARGE**

There is an annual maintenance charge of around £314.00 (paid in 6 monthly installments of £157.00) for the upkeep and maintenance of the surrounding area.





- GUIDE PRICE £425,000 - £435,000
- THREE BEDROOM BUNGALOW
- WIDE DOORWAYS SUITABLE FOR WHEELCHAIR ACCESS
- ENTRANCE HALLWAY, WC AND KITCHEN
- LARGE LOUNGE OPENING OUT TO THE MATURE GARDEN
- THREE GOOD SIZED BEDROOMS  
BEDROOMS
- MAIN BATHROOM PLUS AN EN-SUITE TO THE MASTER BEDROOM
- BEAUTIFUL PRIVATE REAR GARDEN
- GARAGE AND PARKING FOR ONE CAR
- CHAIN FREE





Total area: approx. 75.0 sq. metres (807.2 sq. feet)

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A details survey has not been carried out, not the service, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		

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