



Fairview Road, Stevenage, SG1 2NA

£600,000



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## Fairview Road, Stevenage

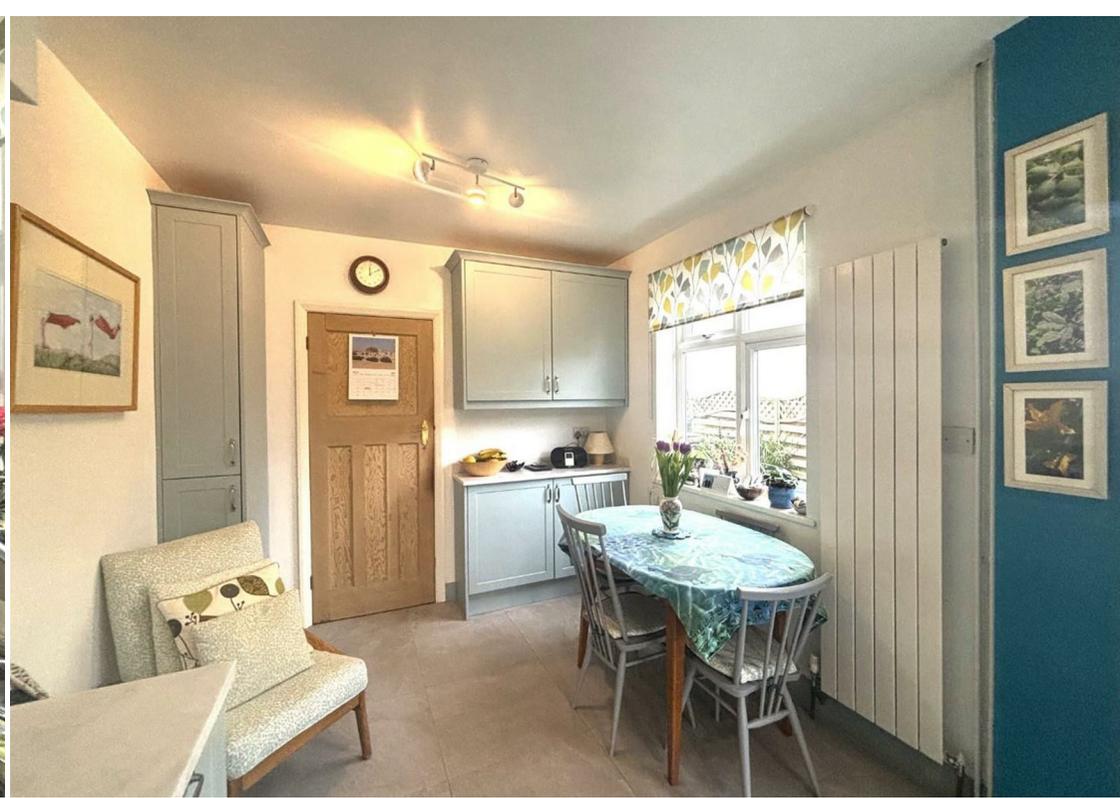
A beautifully presented 1930s bay-fronted semi-detached home, offering an impressive, private rear garden of approximately 150ft in length. Conveniently located within easy walking distance of the mainline railway station, New Town Centre, and the Historic Old Town High Street, this property blends period charm with modern enhancements.

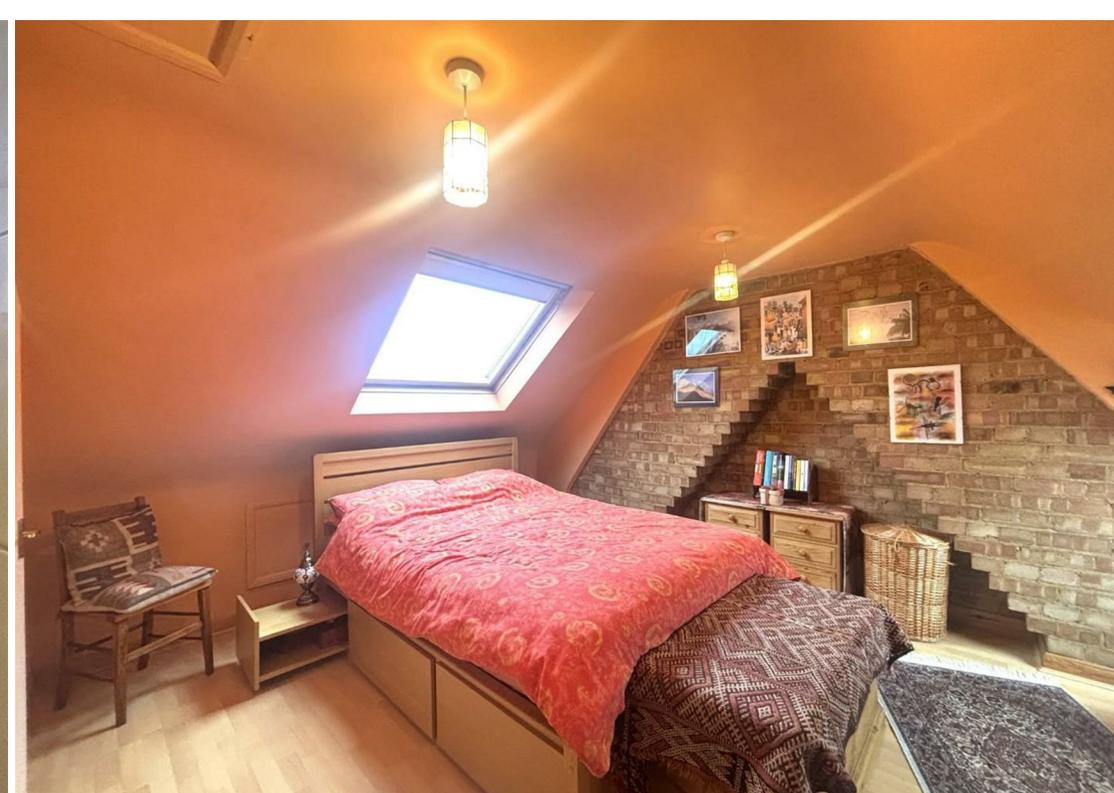
The home has been thoughtfully updated, featuring a loft conversion that creates a spacious fourth bedroom with a contemporary en-suite shower room, alongside a refitted open-plan kitchen/breakfast room designed for modern family living. Character features are retained throughout, including exposed floorboards, original stripped doors, elegant bay windows to both the lounge and principal bedroom with curved radiators, and a selection of leaded stained-glass windows. Additional practical benefits include hardwood double-glazed windows in specified areas, gas central heating, and bespoke oak built-in furniture to the dining room and two bedrooms.

Accommodation comprises an entrance porch, welcoming reception hallway, cloakroom/WC, lounge with feature fireplace, separate dining room with feature fireplace, and open-plan kitchen/breakfast room. The first floor provides three well-proportioned bedrooms, two of which are particularly generous, and a four-piece family bathroom. The loft conversion on the second floor offers the fourth bedroom with modern en-suite facilities.

Externally, a recently re-laid driveway allows off-road parking for at least three vehicles and includes an electric vehicle charging point. Viewing is strongly recommended to appreciate the blend of period character and contemporary upgrades.







**Porch:**

UPVC double glazed window to front and door to:

**Entrance Hall:**

Radiator, stairs to first floor and door to:

**Living Room:**

14'1" x 12'8"

Double glazed bay window to the front, curved bay window radiator. Exposed wooden floor boards, open granite fireplace.

**Kitchen/Breakfast Room:**

20'2" x 8'7"

Dual aspect UPVC double glazed windows and door leading to the side of the property and double glazed French doors to the rear ,contemporary range of base and wall units, gas hob with extractor fan and integrated oven and fridge/freezer, steel sink unit with mixer tap, appliance space for dishwasher, washing machine and low level fridge.

**Dining Room:**

10'11" x 10'8"

Double glazed sliding patio doors leading to the rear garden, exposed wooden floor boards. Wooden fireplace with iron cast surrounds.

**WC:**

Low level WC, wash hand basin with mixer tap, radiator and opaque UPVC double glazed window to side.

**First Floor Landing:**

Stairs to second floor and doors to:

**Bedroom Two:**

14' x 10'4"

Double glazed bay window to the front of the property, with curved bay window radiator, two built in oak wardrobes.

**Bedroom Three:**

10'11" x 10'5"

Double glazed window to the rear, radiator, two built in oak wardrobes.

**Bedroom Four:**

7'9" x 7'5"

Double glazed window facing the front of the property, radiator.

**Bathroom:**

Low level WC, wash hand basin with mixer tap , panel enclosed bath with mixer tap, walk in shower with mixer tap and fully tiled, chrome heated towel rail, tiled to half height and dual aspect opaque UPVC double glazed windows to side.

**Second Floor Landing:**

With door to:

**Bedroom One:**

15'1" x 15'1"

Exposed brickwork chimney, wooden laminate flooring with double glazed Velux windows to the front and rear, leading to the ensuite shower room.

**En Suite Shower Room:**

Low level push button WC, vanity hand basin with mixer tap. Walk in shower with fitted shower head.

**Garden:**

approx 150'

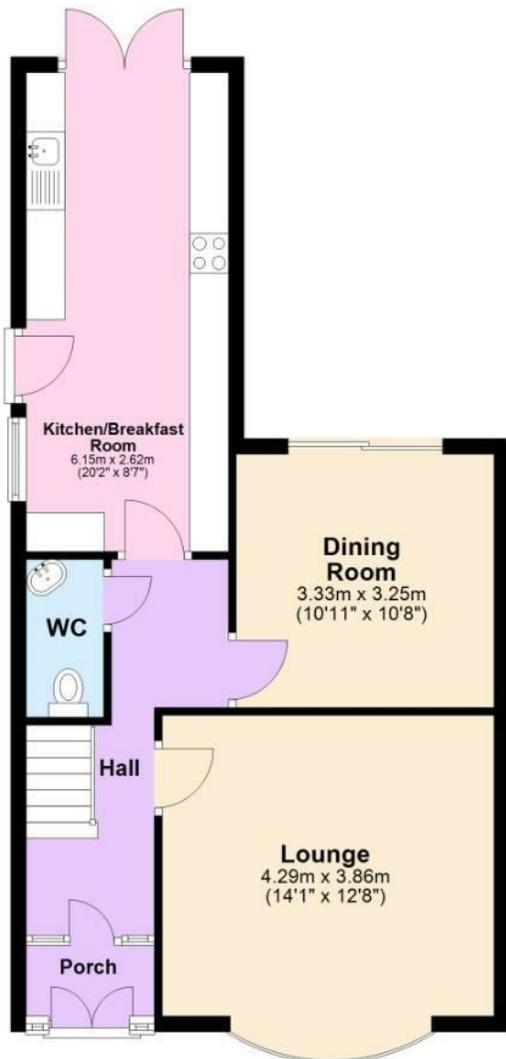
Gated access to an enclosed garden, mainly laid to lawn, paved patio seating area, outside tap and greenhouse.

**Driveway:**

Off road parking for up to three cars alongside an EV charging point, access to side and rear garden.

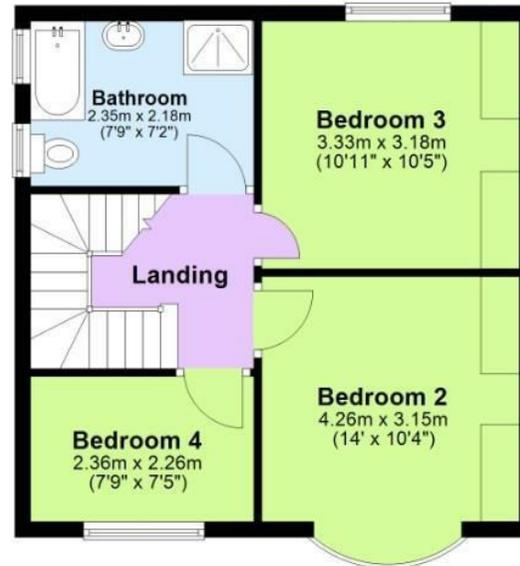
### Ground Floor

Approx. 56.8 sq. metres (611.0 sq. feet)



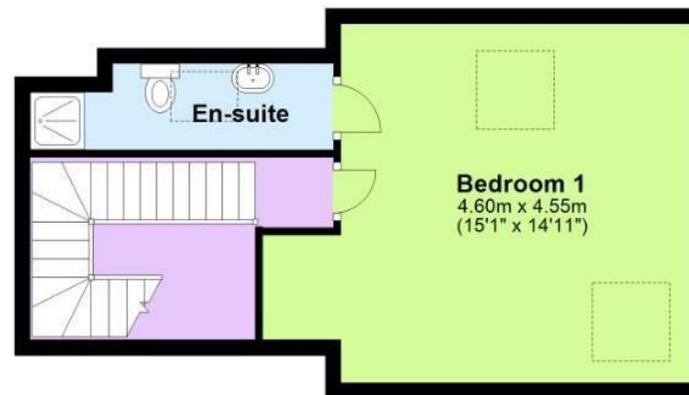
### First Floor

Approx. 40.9 sq. metres (440.1 sq. feet)



### Second Floor

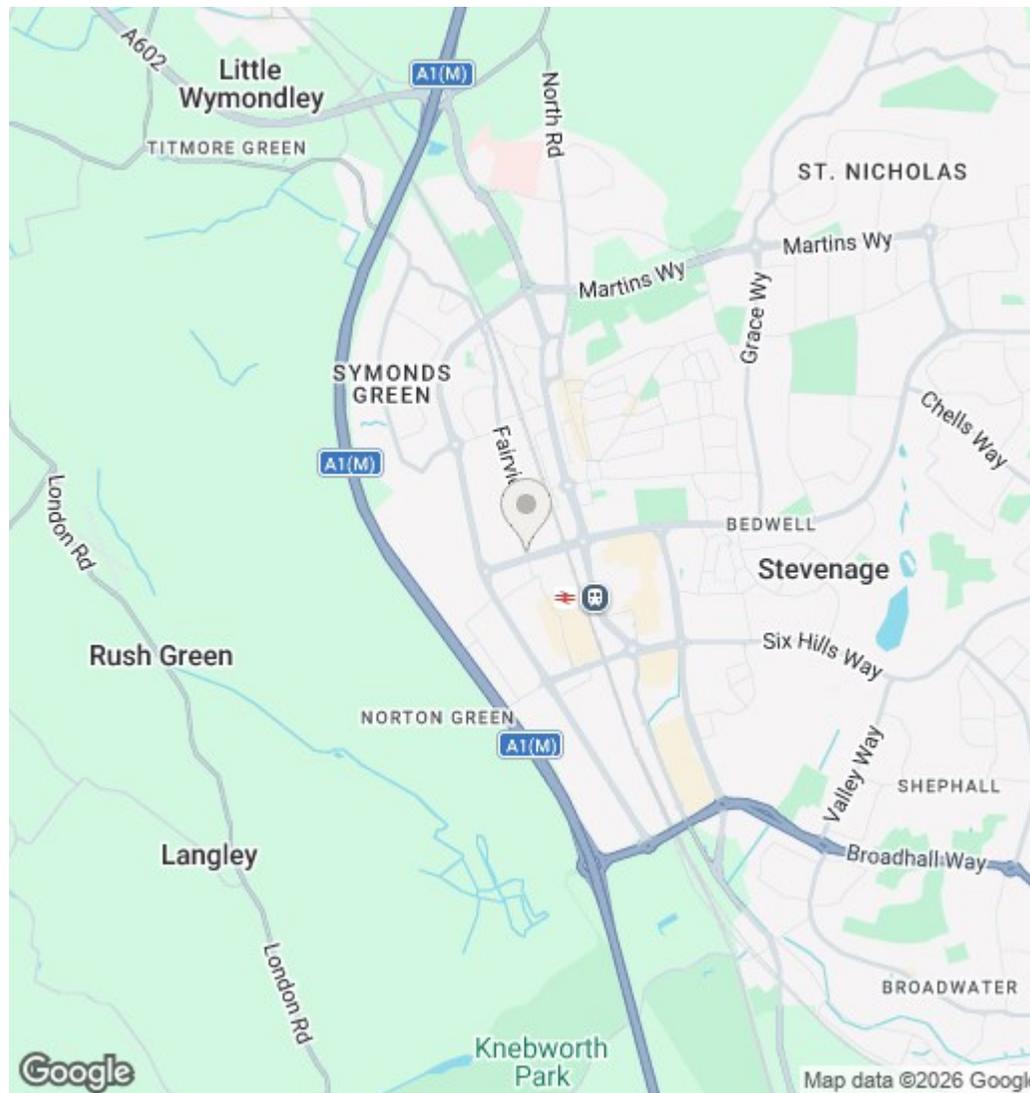
Approx. 34.8 sq. metres (374.4 sq. feet)



Total area: approx. 132.4 sq. metres (1425.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>77</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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2. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and must be considered incorrect.
3. Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.
4. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
5. To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers, prior to any offer being formally accepted and a memorandum of sale being issued. We require all buyers to pay a fee of £30 inc vat to Mather Estates. You will then be required to provide your name, address, email, date of birth and ID to our nominated third party to confirm your identity.

**129 High Street, Old Town, Stevenage, Herts, SG1 3HS**  
**01438 748007 | stevenage@matherestates.com**