



Orwell Avenue, Great Ashby, Stevenage, SG1 3XT

****CHAIN FREE****Geoffrey Matthew Are Delighted To Be Able To Offer For Sale This Spacious Four Bedroom Detached Family, Situated In One The Most Sought After Streets In The Ever Popular Great Ashby Area, Which Offers A Good Selection Of Local Shops, Local Primary School And A Range Of Woodland And Country Walks. Internally The Current Owners Have Maintained The Property To A Very Good Standard And Consists Of Lounge & Dining Area, Fitted Kitchen And Utility Room, Downstairs WC, And A 2nd Reception Room (Previously The Garage), Master Bedroom With En-Suite, Three Further Good Size Bedrooms And Family Bathroom. Externally Featuring A Generous Size Mature Garden Whilst Also Offering Plenty Of Off Street Parking. CHAIN FREE !!!!

Price £535,000

Orwell Avenue, Great Ashby, Stevenage, SG1 3XT

- FOUR BEDROOM DETACHED HOUSE
- SOUGHT AFTER ROAD
- KITCHEN & UTILITY ROOM
- BATHROOM & EN-SUITE
- SPACIOUS DRIVEWAY
- GREAT ASHBY AREA
- TWO RECEPTION ROOMS
- GENEROUS SIZE BEDROOMS
- ATTRACTIVE REAR GARDEN
- CHAIN FREE

ENTRANCE HALLWAY

With access via a partly glazed wooden door with frosted side panel windows, Oak effect vinyl plank flooring, single panel radiator and coving to the ceiling

WC

Comprising of a close coupled WC, a corner positioned wall hung hand wash basin and tile splash, extractor fan, single panel radiator and a continuation of the Oak effect vinyl plank flooring.

2ND RECEPTION ROOM

15'7"x 7'10" (4.75m"x 2.39m")

Previously the garage space this conversion has added a generous size 2nd reception area ideal for multiple uses, again with vinyl plank wood effect flooring, a UPVC double glazed window to the front aspect and a double panelled radiator.

KITCHEN

11'4"x 7'8" (3.45m"x 2.34m")

A good size kitchen area which has been fitted with an array of both wall and base units, wood effect work tops, an inset composite sink and drainer with matt black mixer over, built electric oven and grill, four ring gas hob with extractor hood over, space for fridge freezer, single panel radiator and cover, a UPVC double glazed window to the front aspect, tile effect splash back, Oak effect vinyl plank flooring and a door to the utility room.

UTILITY ROOM

5'x 7'7" (1.52m"x 2.31m")

with a continuation of matching base unite and wood effect work tops, space for washing machine, wall mounted boiler, single panel radiator and a partly glazed door leading to the gardens side pathway.

LOUNGE

11'1"x 14'4" (3.38m"x 4.37m")

Generous size lounge with an angle bay UPVC double glazed window to the side aspect,, coving to the ceiling, electric fire and mantel surround, double and single panel radiators, arch to :-

DINING AREA

8'10"x 7'8" (2.69m"x 2.34m")

with double glazed sliding patio doors to the rear garden, coving to the ceiling and radiator with cover.

STAIRS TO FIRST FLOOR

with access to the loft space, a build in cupboard housing hot water cylinder and doors to all first floor rooms.

BEDROOM ONE

9'3"x 10'9" (2.82m"x 3.28m")

Spacious double bedroom, with UPVC double glazed window to the front aspect, single panel radiator and built in double wardrobe.

EN-SUITE

comprising of a close coupled WC, hand wash basin with pedestal, a double width shower cubicle with electric shower, vinyl plank flooring, single panel radiator, tiled splash backs, Frosted UPVC double glazed window and extractor fan.

BEDROOM TWO

13'x 7'7" (3.96m"x 2.31m")

Again a double bedroom with built in wardrobes, a UPVC double glazed window to the front aspect and single panel radiator.

BEDROOM THREE

10'8"x 7'1" (3.25m"x 2.16m")

with UPVC double glazed window to the rear aspect and single panel radiator.

BEDROOM FOUR

8'9"x 7' (2.67m"x 2.13m)

with UPVC double glazed window to the rear aspect and single panel radiator.

BATHROOM

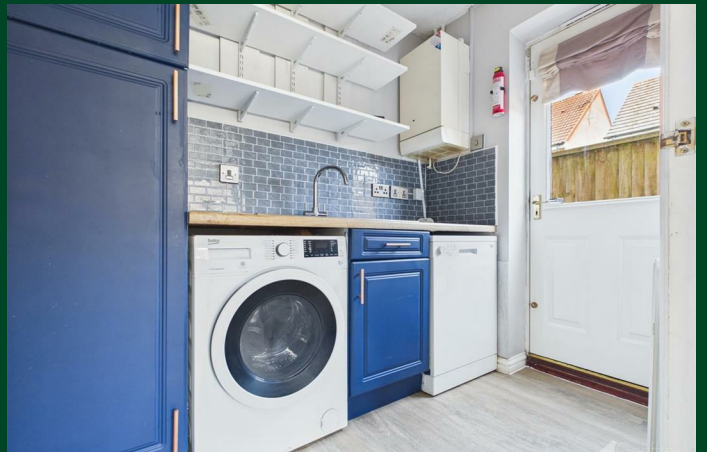
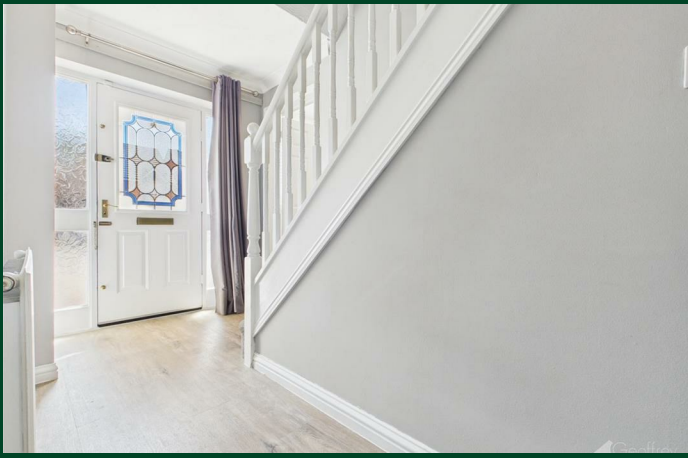
comprising of a panel surround bath with chrome period style mixer tap and hose attachment, close coupled WC, hand wash basin with pedestal, newly fitted enclosed shower cubicle with electric shower, Oak effect vinyl plank flooring, tiled splash backs, Frosted UPVC double glazed window and extractor fan.

REAR GARDEN

A Generous size private rear garden which is mainly laid to lawn, with surrounding mature planted borders and fruit trees, wood decked patio area with picket fence divide, external lighting and gated side access.

FRONT ASPECT

offering a spacious drive with parking for two to three vehicles, whilst also retaining a small lawn at the side with planted borders.

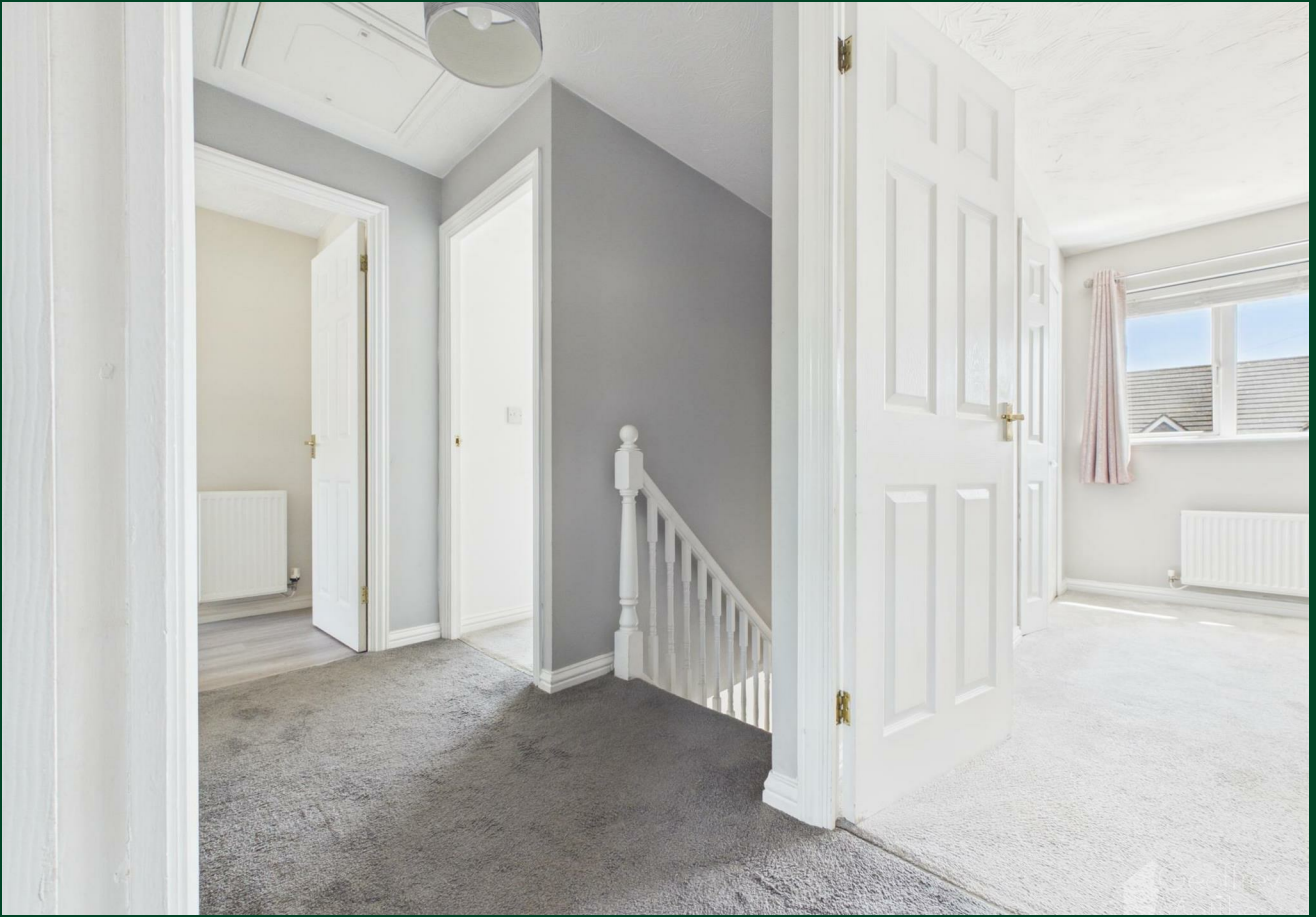




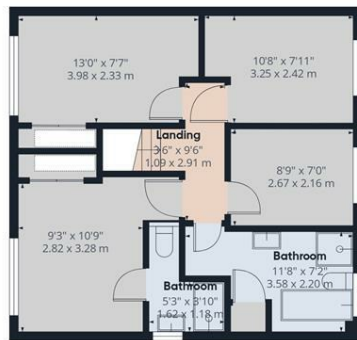
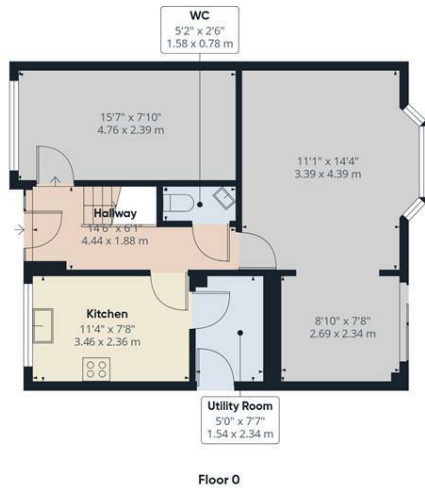
frey



Geoffrey
Matthew



Floor Plan

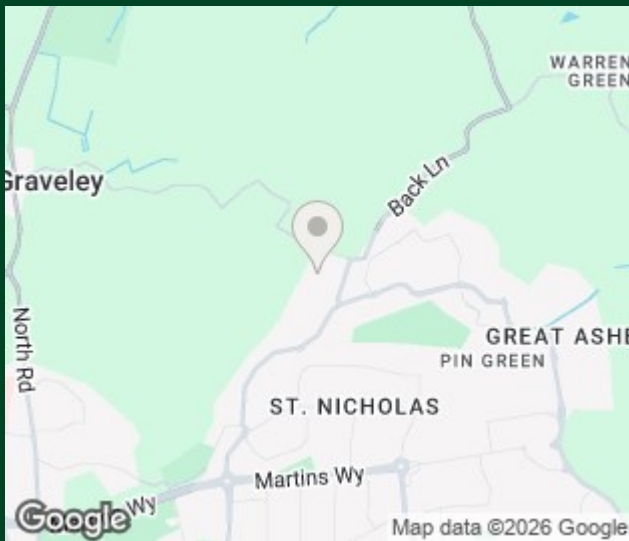


Approximate total area^m
 1074 ft²
 99.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Council Tax Details

Band:

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81-91) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating: 68 (Current), 81 (Potential)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Old Harlow: 01279 444988 Email: harlow@geoffreymatthew.co.uk
 Great Ashby: 01438 740111 Email: greatashby@geoffreymatthew.co.uk