



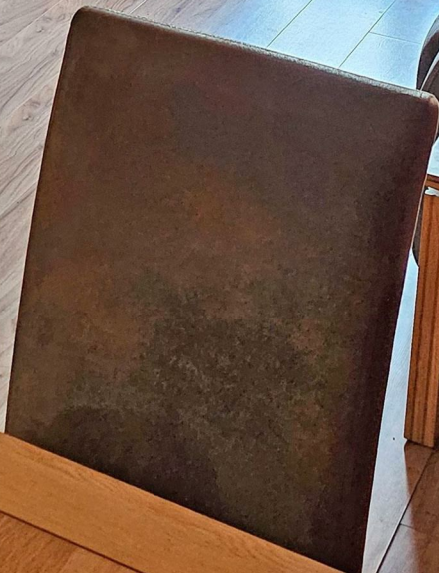
14 Symonds Green Road, Stevenage, SG1 2HA

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Offers In Excess Of £450,000

This impressive and substantially extended three-bedroom property offers generous and versatile living accommodation throughout, perfect for modern family life. The home features two well-appointed bathrooms and an additional WC for added convenience. Situated right at the beginning of the road are the popular Fishers Green Playing Fields, this property offers immediate access to open green space, recreational areas and delightful walks. A spacious driveway provides ample off-road parking, complemented by a secure garage. The standout feature of this property is its extensive rear garden — ideal for outdoor entertaining, children's play, or future landscaping opportunities. Inside, the thoughtful extensions have created bright and adaptable spaces including expanded living areas that seamlessly flow for both relaxation and socialising. A fantastic opportunity to acquire a large, flexible family home that truly ticks all the boxes. Early viewing is highly recommended!

- Sold with VACANT POSSESSION
- En-suite and dressing room to Master bedroom
- Re-fitted boiler
- Walking distance to Fishers Green playing fields and The Fisherman pub
- Ample garden space fit for entertaining & landscaping opportunities
- Extended
- Separate home office plus detached garage and driveway
- Generous sunroom
- Close proximity to the prestigious St John Henry Newman school & various primary schools
- Additional snug / secondary lounge with WC



Porch

5'9 x 3'8

Hallway

9'5 x 4'2

Kitchen

10'5 x 21'5 (max)

Conservatory / Sunroom

9'4 x 13'4

Office

8'7 x 6'9

Lounge

9'7 x 21'5

Snug / Second Reception Room

6'7 x 10'9

WC

4'8 x 3'1

Master Bedroom

9'9 x 7'8

Dressing Room

6'9 x 9'6

En-Suite

6'9 x 3'8

Bedroom Two

11'2 x 10'9

Bedroom Three

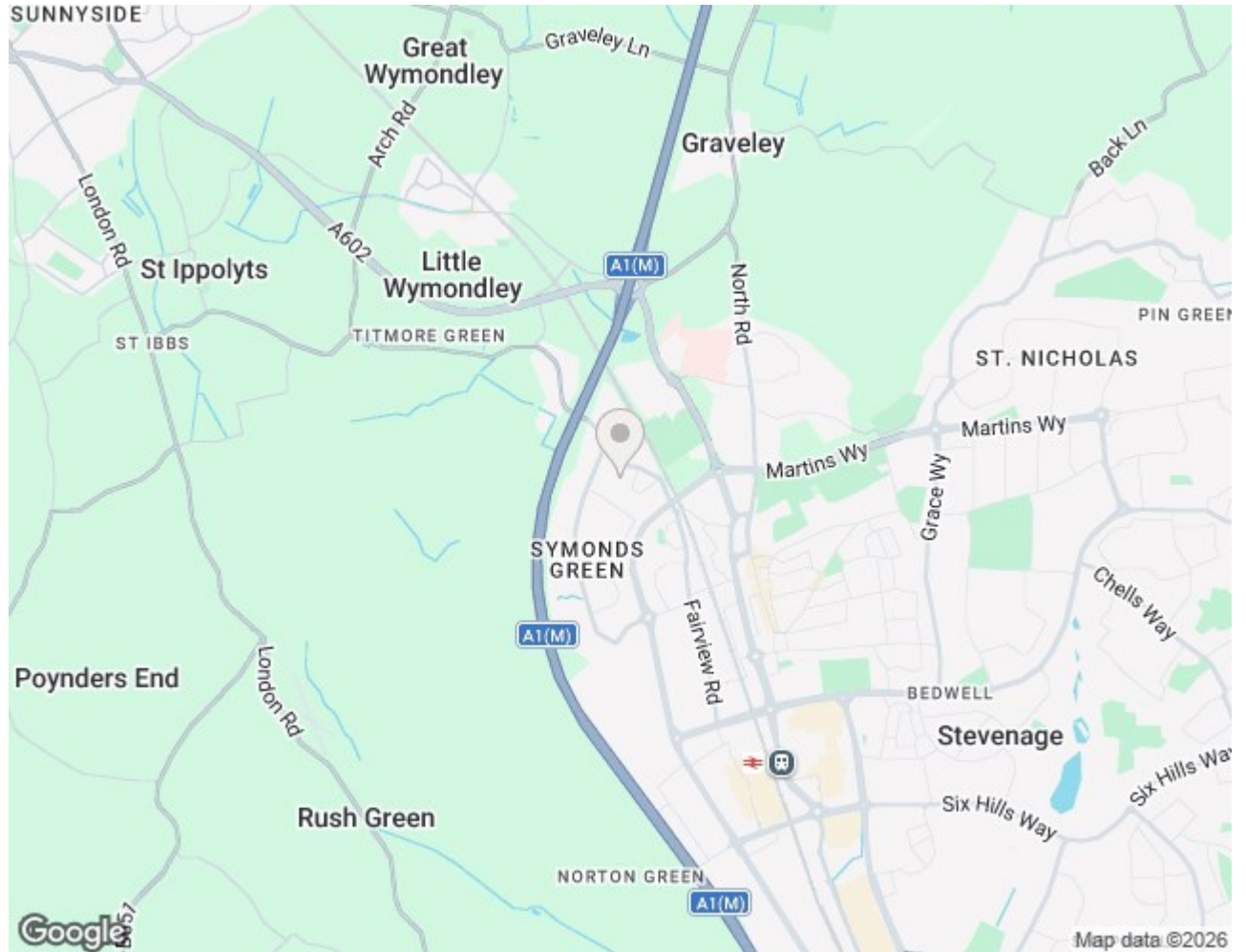
6'2 x 12' (max)

Family Bathroom

8'1 x 8'1 x 8'7 (max)

Garage

9'2 x 15'5



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	77
England & Wales		EU Directive 2002/91/EC	

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

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, iVEstates 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 iVEstates estate agents.



GROUND FLOOR



1ST 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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