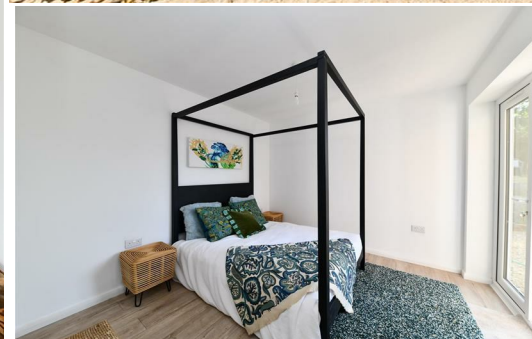




West Reach
Stevenage | SG2 9AS

AGENT HYBRID

£450,000

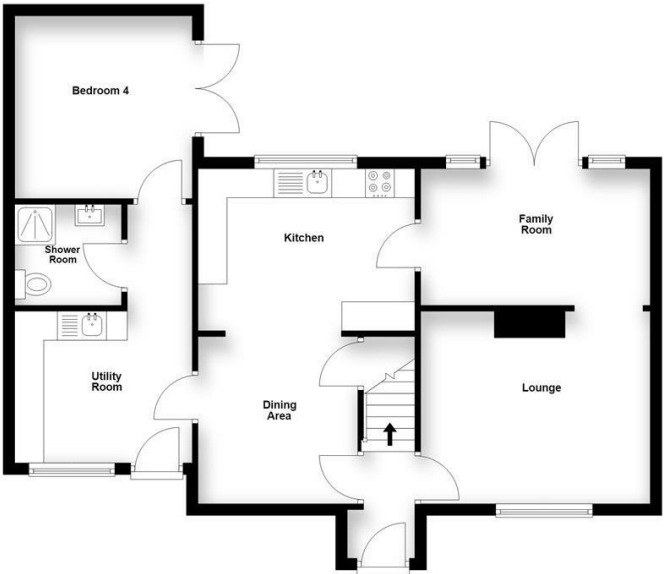


Offered to the market CHAIN FREE, this extended and significantly improved four-bedroom end-of-terrace family home enjoys a tucked-away position at the end of a private cul-de-sac within the popular Shephall area of Stevenage. The well-planned accommodation begins with a welcoming entrance hallway, leading through to a spacious dining area that seamlessly opens into a contemporary fitted kitchen, creating an ideal space for both everyday living and entertaining. A door from the kitchen provides access to a generous utility room, forming part of the side extension and offering excellent additional storage and practicality. The extension also creates versatile annexe-style accommodation, comprising a modern shower room and a well-proportioned ground floor bedroom with French doors opening directly onto the rear garden, making it ideal for multi-generational living, guests or those working from home. To the front of the property, the spacious lounge flows effortlessly into a bright family room, creating an impressive dual reception space with a further set of French doors providing direct access to the garden. The first floor offers three generous double bedrooms, all benefiting from high ceilings that enhance the sense of space, together with a stylish, fully tiled contemporary family bathroom. Externally, the property enjoys a substantial and private east-facing rear garden, featuring an attractive shingle seating area with steps rising to a large lawn, offering plenty of space for families and outdoor entertaining. Subject to the necessary permissions and kerb being lowered, there is also potential to create off-road parking to the front of the property. Combining spacious and flexible accommodation with a peaceful cul-de-sac setting and excellent potential, this superb family home is certain to appeal to a wide range of buyers. Viewing is highly recommended.

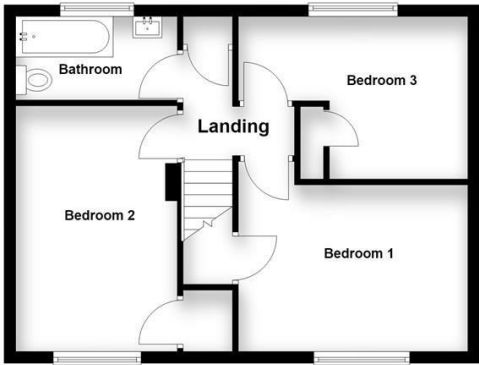
DIMENSIONS

- Entrance Hall
- Lounge 13'1 x 10'3
- Family Room 13'1 x 7'8
- Dining Area 9'5 x 9'0
- Kitchen 12'3 x 9'2
- Utility 10'0 x 8'7
- Shower Room 6'0 x 5'9
- Bedroom 4: 10'4 x 10'0
- Bedroom 1: 13'1 x 9'3
- Bedroom 2: 13'9 x 9'2
- Bedroom 3: 13'1 x 9'2
- Family Bathroom 9'1 x 4'5

Ground Floor
Approx. 70.2 sq. metres (755.9 sq. feet)



First Floor
Approx. 45.0 sq. metres (484.8 sq. feet)



Total area: approx. 115.3 sq. metres (1240.8 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 purposed 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
		82
	53	

Agent Hybrid
57 High Street, Stevenage, Hertfordshire, SG1 3AQ
Tel: 01438 870673 - enquiries@agenthybrid.co.uk
www.agenthybrid.co.uk

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