



Tye End
Stevenage | SG2 8TU

AGENT HYBRID

Guide Price £350,000 -
£365,000



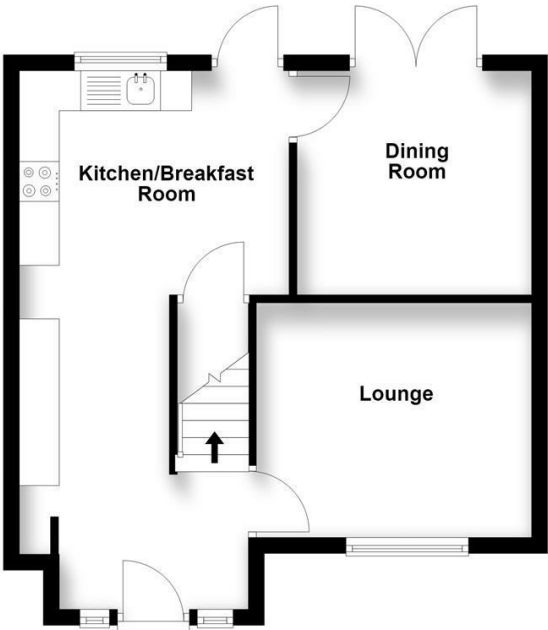
We are delighted to present to the market this CHAIN FREE, well-presented three-bedroom mid-terraced home, ideally positioned within the popular Broadwater area of Stevenage. Occupying a slightly elevated and commanding position at the end of a private cul-de-sac, the property enjoys a good degree of privacy together with generous off-road parking. The home is approached via a substantial driveway providing space for up to four vehicles, with steps rising to an extended entrance porch which opens into the original hallway. The ground floor accommodation includes a good-sized front-facing lounge and a generous kitchen/breakfast room, fitted with contemporary cream shaker-style units, contrasting black worktops, and metro-tiled splashbacks. A further door leads through to a separate dining room. This room has been partitioned by the current owner, although the layout could potentially be opened back up to create a more spacious open-plan lounge/dining arrangement, subject to the buyer's preference. Stairs rise to the first-floor landing, where you will find three well-proportioned bedrooms and the family bathroom. Externally, the property benefits from a west-facing rear garden, arranged over three tiers. The lower level features a decked seating area and an attractive raised Koi pond, while central steps lead to two further lawned levels and an additional seating area at the top of the garden. A timber-framed shed provides useful garden storage. With its generous driveway, flexible living space, and distinctive tiered garden, this chain-free home offers excellent potential for a variety of buyers. Viewing is highly recommended to fully appreciate the setting and accommodation on offer.

DIMENSIONS

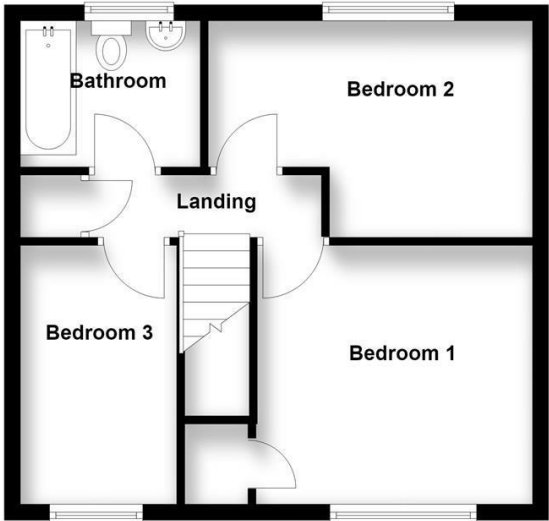
- Entrance Hallway
- Kitchen/Breakfast Room 22'8 x 11'1
- Lounge 11'4 x 9'8
- Dining Room 9'8 x 9'3
- Bedroom 1: 11'5 x 10'6
- Bedroom 2: 13'5 x 8'3
- Bedroom 3: 10'5 x 6'3
- Bathroom 7'5 x 6'0

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	72	
(55-68) D		

Ground Floor
Approx. 39.8 sq. metres (428.2 sq. feet)



First Floor
Approx. 38.9 sq. metres (418.6 sq. feet)



Total area: approx. 78.7 sq. metres (846.8 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.

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