



51 Four Acres

Stevenage, SG1 3PL
Guide Price £425,000



3 Bedrooms



1 Bathrooms



1 Reception Rooms



EPC Rating Band C

This beautifully refurbished three-bedroom home has been thoughtfully upgraded throughout, creating a stylish and practical space that's ready for immediate occupation. The current owners have invested in a complete programme of improvements including rewiring, a brand new heating system, a refitted kitchen and bathroom, and full redecoration, giving buyers the reassurance of a home finished to modern standards. With flooring left ready for the purchaser's own choice of finish, it also offers the opportunity to add a personal touch.

The accommodation includes a sitting room, a useful downstairs cloakroom, and an impressive open-plan kitchen/dining area which opens directly onto the garden – perfect for both everyday living and entertaining. Upstairs, three well-proportioned bedrooms are served by a contemporary refitted bathroom. Outside, the property continues to impress with a private rear garden enjoying a decked seating area, side access and steps up to a lawn, while the front benefits from a block-paved driveway providing ample parking for several vehicles, complete with EV-ready cabling. Conveniently positioned within walking distance of the Old Town with its restaurants and shops, and approx. one mile from the mainline railway station and is ideally placed for both local amenities and fast commuter links. (EPC C - Stevenage Borough Council - Tax Band C)



- Three bedroom family home
 - Stevenage Old Town
 - Approx. 1 mile from Stevenage mainline station
 - Sitting Room
 - Refitted open plan kitchen / dining room
 - Cloakroom
 - Garden with decked area, side access, steps to lawn & private outlook
 - Block-paved driveway for several cars with EV-ready cabling
 - Fully refurbished: rewiring, new heating system, new kitchen & bathroom, redecorated throughout
 - Ready to move into – flooring left for buyer's own choice
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Approximate Gross Internal Area
 Ground Floor = 45.6 sq m / 491 sq ft
 First Floor = 49.3 sq m / 531 sq ft
 Outbuilding = 3.6 sq m / 39 sq ft
 Total = 98.5 sq m / 1,061 sq ft



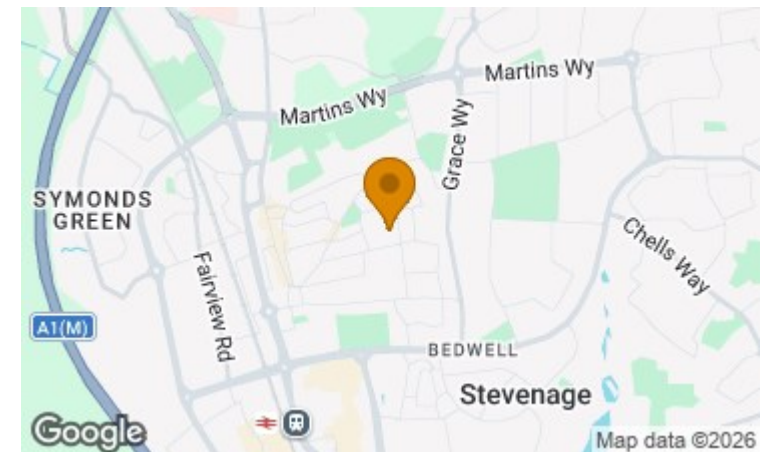
Illustration for identification purposes only,
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Disclaimer

While we believe the details provided to be correct, we do not guarantee their accuracy. Prospective buyers should verify all information independently before making any decisions. No responsibility is taken for any errors, omissions, or misstatements.

Additional/Material Information

- Local Authority is Stevenage Borough Council
- Council tax Band C
- Tenure – Freehold
- Mains Gas, Water, Electricity



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	