

Basils Road, Stevenage, SG1 3PY

£610,000

4 1 3

Basils Road, Stevenage

Offered to market CHAIN FREE and is a fine example of a striking Edwardian four-bedroom semi-detached home, occupying a prominent corner position on Church Lane and Basils Road, adjacent to John Bunyan Baptist Church in the heart of the Old Town. Just a short walk from the historic High Street and mainline station, this beautifully presented and deceptively spacious home blends period charm with modern convenience.

The property features distinctive corner bay windows enhancing its kerb appeal, alongside a wealth of original features including panelled doors with brass fittings, high ceilings with picture rails, an impressive staircase, and multiple fireplaces, including a standout marble fireplace in the dining/family room.

The accommodation comprises an entrance vestibule, traditional hallway, comfortable lounge with bay window and fireplace, and a spacious dining/family room with French doors opening to the garden. A modern kitchen/breakfast room is complemented by a utility area and downstairs WC, with gas central heating and double glazing throughout.

Upstairs, a generous landing leads to four bedrooms, three being well-proportioned doubles, many with original fireplaces and features, plus a modern family bathroom.

Externally, the rear garden is mainly laid to lawn with seating areas, enjoying views towards the adjoining church, and includes a useful home office/workshop.

Located in Stevenage, the property benefits from excellent local amenities, with the Old Town offering a variety of shops, cafés and restaurants, and the New Town providing further leisure facilities including Fairlands Valley Park and the Gordon Craig Theatre. The mainline station offers fast links to London King's Cross (approx. 23 minutes).

Viewing highly recommended.

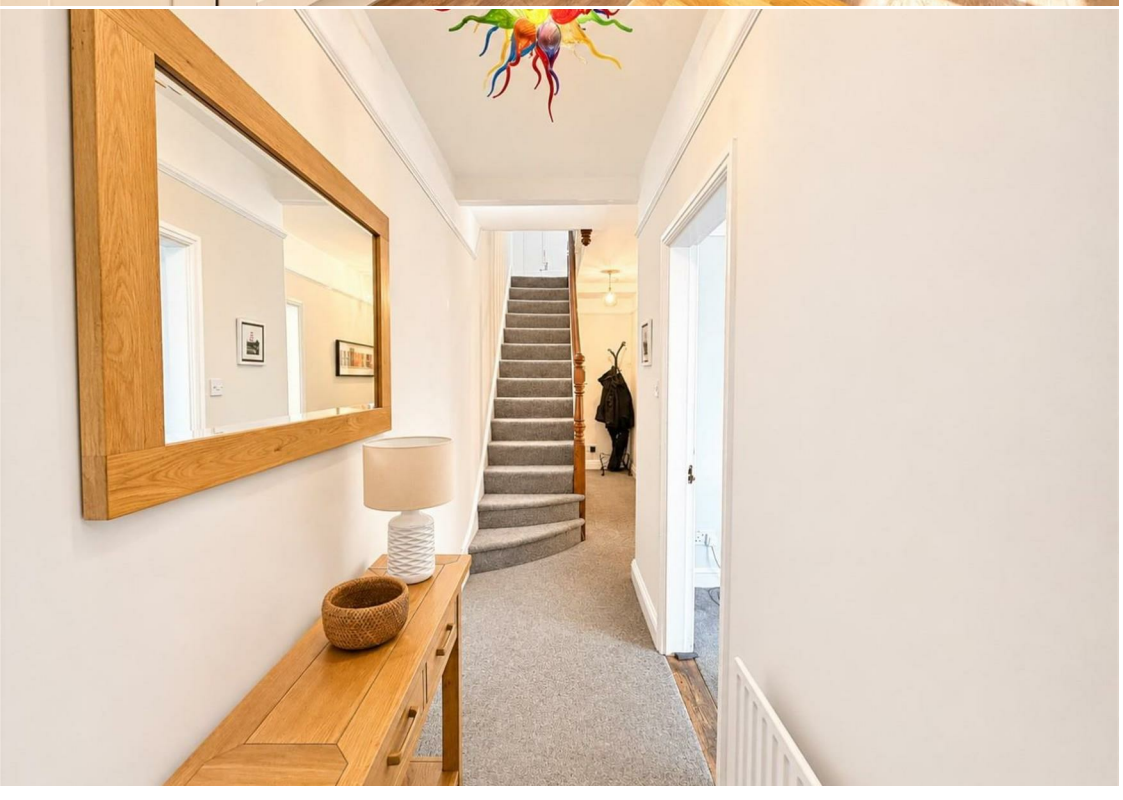
















Entrance Vestibule
An attractive entrance vestibule with a detailed storm porch, quarry tiled floor leading to the stained glass leaded light double glazed front door opening to:

Entrance Hallway:
24'6" x 5'8"
Elegant tall ceilings complemented by an attractive staircase to the first floor with wooden turned spindles and a carved newel post, picture rails, radiator, under stairs storage cupboard, original wooden panelled doors with brass handles opening to:

Sitting Room:
15'10" x 11'10"
A walk-in square corner double glazed bay window with further double glazed window to the front elevation, radiator, tall ceilings with picture rails, substantial wooden fire surround with an inset cast iron grate with attractive tiled slips and tiled hearth.

Dining / Family Room:
14'1" x 13'7"
Sanded exposed wooden floorboards with double glazed full height French doors opening to the rear garden, double glazed window with seat to the side elevation, radiator, tall ceilings with picture rails and an impressive marble fireplace with cast iron grate with tiled slips and a stone tiled hearth.

Kitchen / Breakfast Room:
16'6" x 11'8"
Fitted with a sleek modern range of natural stone coloured base and wall units and drawers complemented by wooden grain effect square edged work surfaces with matching up stands with a dual inset stainless steel sink unit with mixer tap, appliance space for dual fuel Belling Range cooker, integrated dishwasher, space for fridge/freezer, stylish wooden effect flooring, tiled fireplace recess with display alcove to one side, ample space for a breakfast table, radiator, two double glazed windows to the side elevation and part-glazed oak door to:

Utility Room:
6'3" x 4'7"
Continuation of stylish wooden effect flooring, space and plumbing for a washing machine and tumble dryer below matching wooden grain effect square edged work surfaces with matching up stands, wall mounted gas fired boiler, double glazed door opening to the rear garden and double glazed side window, door to:

WC:
4'10" x 4'5"
Fitted with a low level wc with a concealed cistern behind wooden grain effect panels with push button flush, seamless vanity hand wash basin above with chrome mixer tap and matching vanity drawers below, tiled effect flooring, mosaic tiled splashbacks and radiator.

First Floor Landing:
21'10" x 5'9"
Spacious split-level landing with access to fully boarded loft space with loft ladder, sealed unit double glazed Velux window to the side elevation, radiator and doors to:

Bedroom One:
12'1" x 11'11"
A comfortable double bedroom with a dual aspect provided by double glazed windows to both the rear and side elevations, attractive part-vaulted ceilings and radiator.

Bedroom Two:
13'0" x 12'0"
A walk-in corner square bay window and white painted cast iron pretty fireplace with original tiled slips and hearth and radiator.

Bedroom Three:
11'9" x 11'1"
A further double room with an attractive white painted cast iron fireplace with an open grate and tiled hearth, eaves storage cupboard, feature part-vaulted ceiling, radiator and double glazed window to the side elevation.

Bedroom Four:
8'10" x 6'8"
Currently used as a study with a radiator and double glazed window to the front elevation.

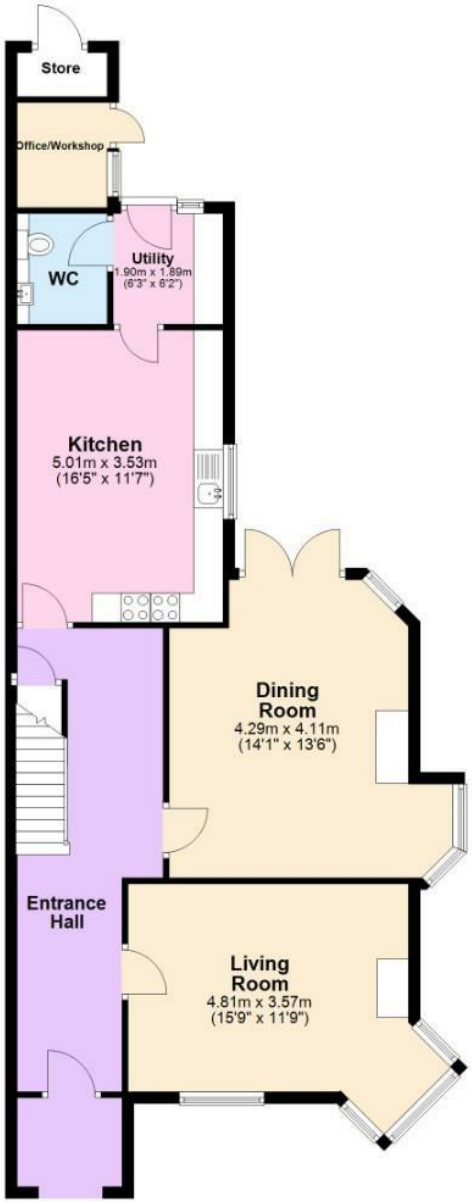
Bathroom:
8'8" x 5'10"
Fitted with a modern white three-piece suite comprising a low level wc with chrome push button flush, vanity hand wash basin with chrome mixer tap and vanity drawers below and a recessed panelled cast iron bath with Aqualisa digital shower over with fitted shower screen. White tiled walls with contrasting mosaic tiling to the shower area and tiled effect flooring extractor fan, towel radiator and double glazed window to the side elevation.

Home Office / Workshop:
7'5" x 4'6"
Providing ideal home office space with wooden flooring, double glazed window and door to the side elevation. Power and light, built-in shelving.

Rear Garden:
A further highlight of the property is the generous, well-maintained rear garden, featuring extensive paved pathways and terraced areas to the side and rear. Beyond lies a neatly edged, curved lawn with a mature apple tree, complemented by well-stocked shrub borders. To the rear of the garden is an additional limestone-paved seating area, ideal for relaxing, alongside further planting and a wooden garden shed. The garden is enclosed by timber panel fencing and also benefits from a useful brick-built store and a versatile home office/workshop, with gated access to the front.

Ground Floor

Approx. 93.6 sq. metres (1007.5 sq. feet)

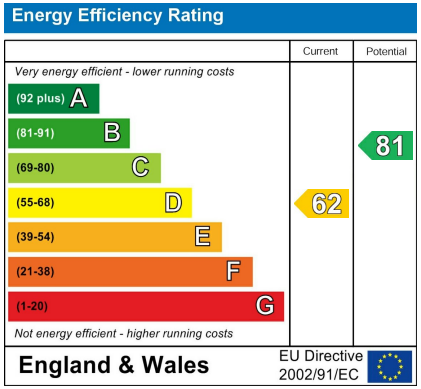


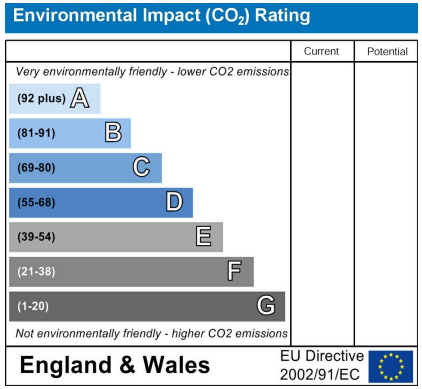
First Floor

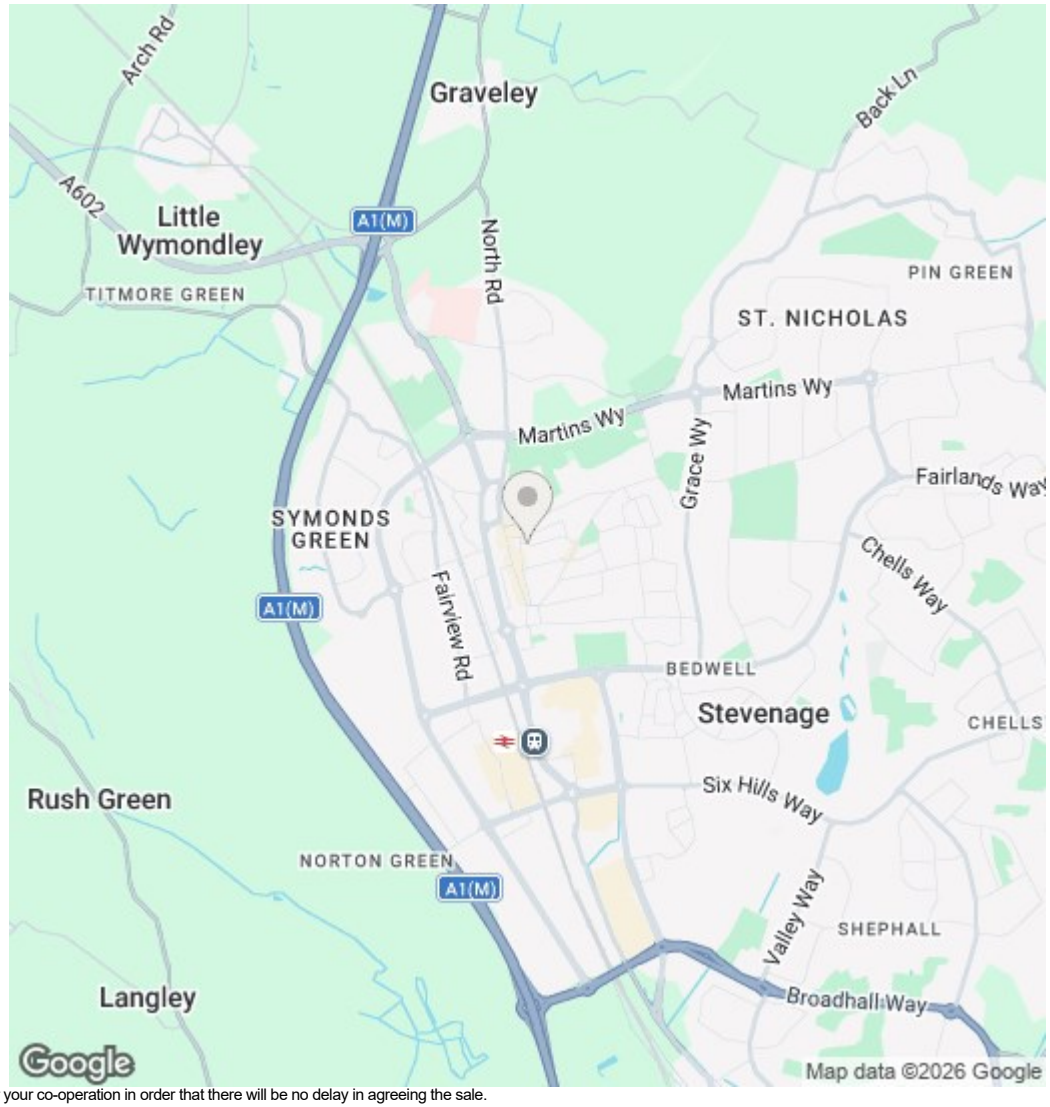
Approx. 65.0 sq. metres (699.4 sq. feet)



Total area: approx. 158.6 sq. metres (1706.9 sq. feet)







mather estates
independent agents

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2: These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and must be considered incorrect.
3: Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.
4: Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
5: To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers, prior to any offer being formally accepted and a memorandum of sale being issued. We require all buyers to pay a fee of £30 inc vat to Mather Estates. You will then be required to provide your name, address, email, date of birth and ID to our nominated third party to confirm your identity.

129 High Street, Old Town, Stevenage, Herts, SG1 3HS
01438 748007 | stevenage@matherestates.com