



**£3,300 PCM**  
**St. Marys Close**  
Stevenage, SG2 7EQ



## PROPERTY SUMMARY

This impressive and well presented 4 bedroom family home amounts to 2905 sq ft and is situated within a small, select private close in the pretty village of Aston. The property sits on a plot of just under 1/3 acre (0.293 of an acre) and benefits from under-floor heating to the majority of the ground floor, gas heating to radiators, and double glazing throughout.

The accommodation comprises entrance hall, sitting room, snug/ dining room, study, bespoke garden room, kitchen/breakfast room, utility room and cloakroom. To the first floor there are 4 double bedrooms, an en-suite shower room to the main bedroom, family bathroom and separate shower room. There are attractively planted front and rear gardens, a driveway with parking for 7 cars and a double garage with electrically operated up-and-over door.

4



3



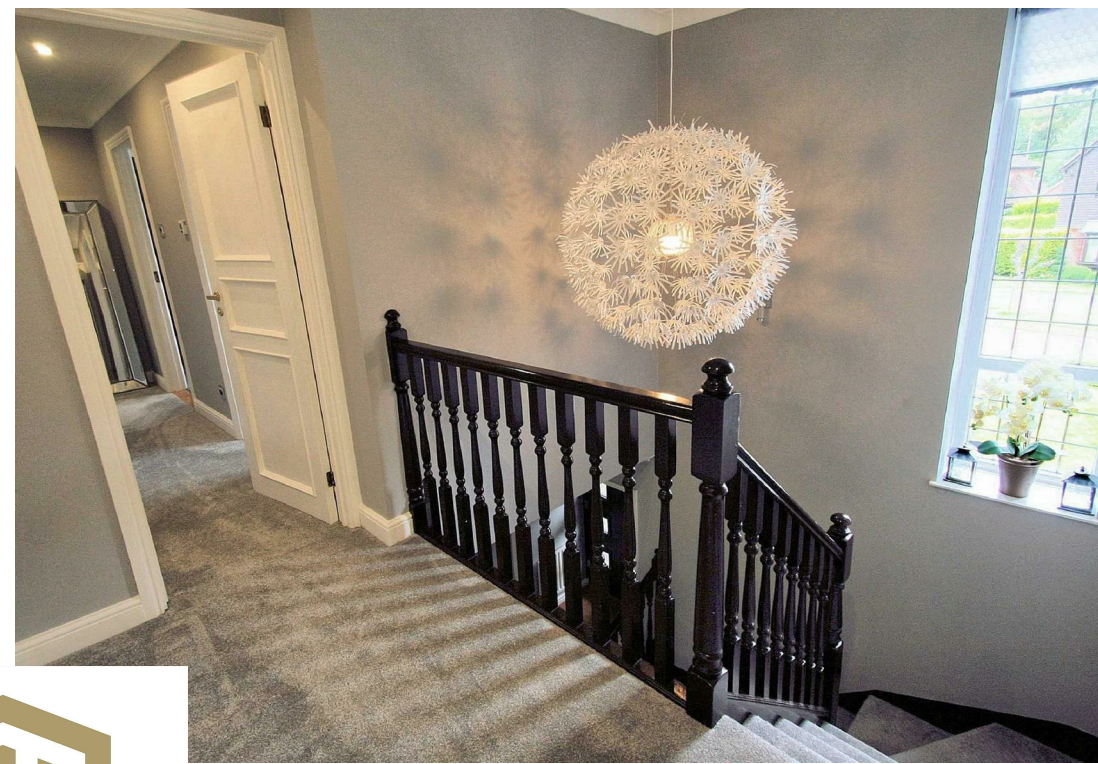
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Total area: approx. 269.9 sq. metres (2905.0 sq. feet)  
Includes garage area  
Plan produced using PlanUp.

## LOCAL AUTHORITY

## TENURE

## COUNCIL TAX BAND

I

## VIEWINGS

By prior appointment only

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



### OFFICE ADDRESS

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### OFFICE DETAILS

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