Alexander Bond & Company

Estate Agents | Property Management



Poston Place, Stevenage, Hertfordshire, SG2 0BS

Guide Price £450,000

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Poston Place

Stevenage, SG2 0BS

- Beautifully Presented Three Bedroom Semi-Detached Family Home
- Impressive Loft Conversion Completed in 2023
- Contemporary Fitted Kitchen with Integrated Appliances
- Generous Principal Bedroom and En-Suite Shower Room
- Private Tandem Driveway
- Built by Hill Residential in 2019
- Spacious Open-Plan Living and Dining Room
- Modern Family Bathroom and Ground-Floor Cloakroom
- Large Enclosed South-Facing Rear Garden
- Chain Free

NEW TO THE MARKET - CHAIN FREE

Guide Price - £450,000 - £475,000

A beautifully presented three-bedroom semi-detached home, offering contemporary accommodation across three floors, a generous south-facing rear garden and off-road parking for two vehicles, situated within an attractive modern development close to Chells Park and surrounding woodland. Presented in excellent condition throughout, this property offers a genuine turn-key opportunity, allowing prospective purchasers to move straight in and enjoy their new home.

Built by the highly regarded Hill Residential in 2019 and further enhanced by a loft conversion in 2023, this impressive property combines modern design with practical and versatile living space. The accommodation is thoughtfully arranged across three floors and finished to a high standard throughout, making it an excellent choice for buyers seeking a modern home in a well-connected yet green setting.

The ground floor offers a wonderful balance of space and functionality, with a welcoming entrance hallway, convenient downstairs cloakroom and a spacious open-plan living and ding room The contemporary fitted kitchen features sleek high-gloss cabinetry, ample worktop space and integrated appliances, while the generous living area benefits from plenty of natural light and French doors opening directly onto the rear garden, creating a lovely connection between the indoor and outdoor spaces.





Guide Price £450,000



Across the upper floors are three well-proportioned double bedrooms, providing flexible accommodation to suit a variety of lifestyles. The principal bedroom benefits from fitted wardrobes and a modern en-suite shower room, while the first floor also offers a further double bedroom and family bathroom. The impressive loft conversion provides a particularly spacious third bedroom, complete with Velux windows and useful eaves storage, offering an ideal space for a growing family, visiting guests or those working from home.

Externally, the property continues to impress with its beautifully arranged south-facing rear garden, featuring a generous paved patio, raised lawn, attractive planting and a useful timber storage shed. The garden provides a fantastic setting for outdoor dining, entertaining or simply relaxing in the sunshine. To the side of the property, a private tandem driveway offers off-road parking for two vehicles, with gated access to the rear garden.

Please note - There is a small management fee of around £270 per annum, which covers the upkeep of the local area and lighting.

Location -

Poston Place is an attractive, small-scale modern residential development situated on the eastern side of Stevenage, enjoying a pleasant position close to Chells Park, established woodland and open green spaces.



Chells Park is a particular attraction, offering extensive recreational grounds, sports facilities and a children's play area. Nearby woodland and footpaths provide further opportunities for walking, cycling and enjoying the outdoors, while the surrounding countryside towards Aston village offers additional scenic routes.

The property is conveniently positioned for local amenities, including neighbourhood shopping facilities, schools and nursery provision. Nearby educational establishments include Camps Hill Primary School, Lodge Farm Primary School and The Nobel School.

Stevenage's historic Old Town offers a charming selection of independent shops, cafés, restaurants and traditional public houses, while the main town centre provides a wider choice of retail, leisure and entertainment facilities.

For commuters, Stevenage mainline railway station offers regular direct services into London King's Cross and St Pancras International, with fast connections making the town an attractive option for those travelling into the capital. The A1(M) is also easily accessible, providing convenient road links north and south.

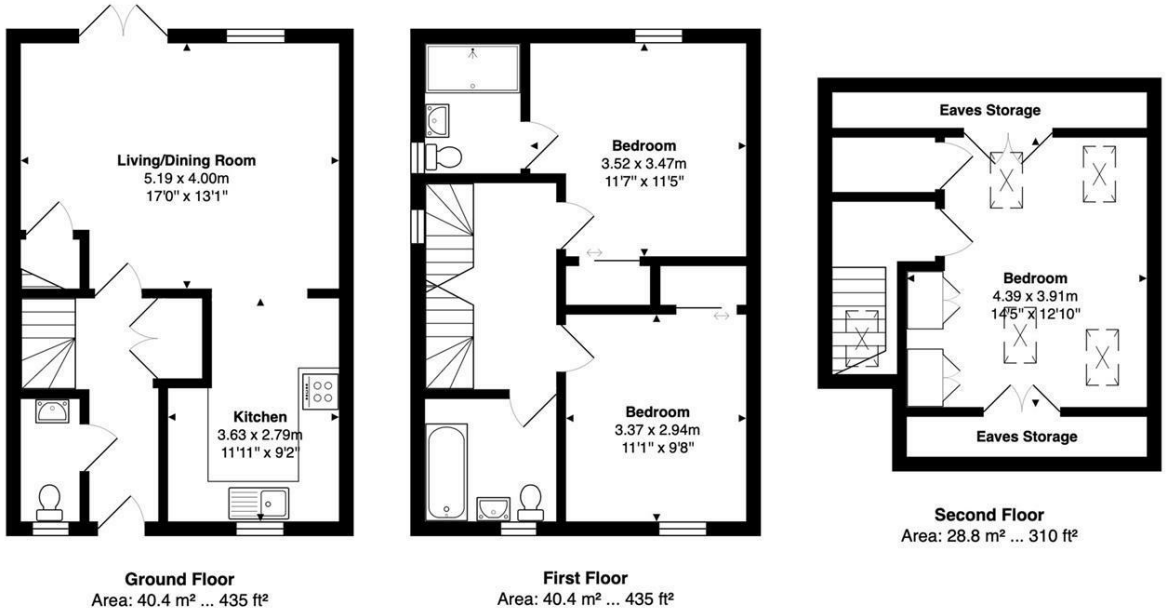
Directions

Stevenage Town Centre 2.5 miles – Stevenage Railway Station 3 miles – Knebworth 4.5 miles – Hitchin 8 miles – Welwyn Garden City 10 miles – Hertford 11 miles – A1(M) 4 miles – M25 20 miles – Luton Airport 15 miles – Stansted Airport 27 miles – Heathrow Airport 44 miles.





Floor Plans



Ground Floor
Area: 40.4 m² ... 435 ft²

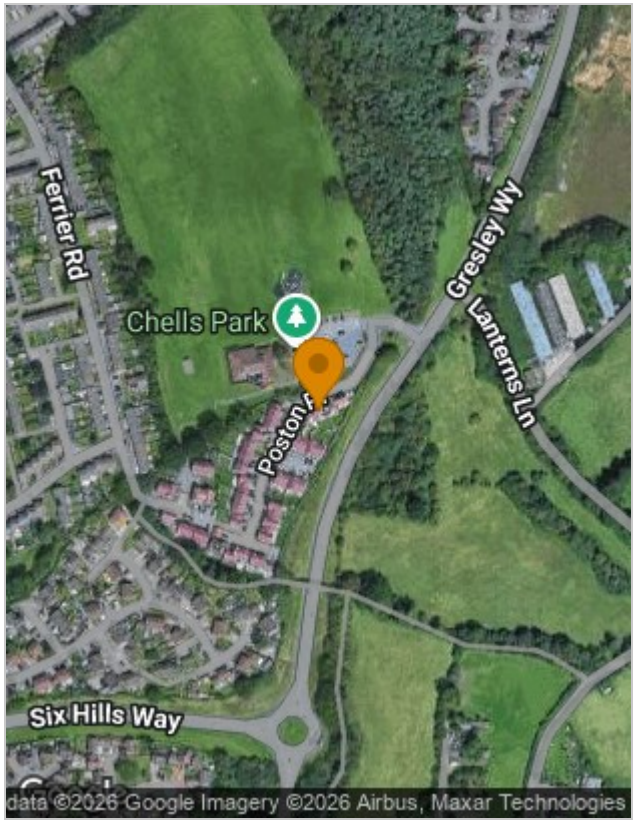
First Floor
Area: 40.4 m² ... 435 ft²

Second Floor
Area: 28.8 m² ... 310 ft²

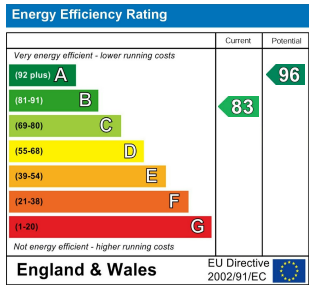
Total Area: 109.6 m² ... 1180 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
Property marketing provided by www.matthewkyle.co.uk

Location Map



Energy Performance Graph



Viewing

Please contact our Alexander Bond & Co Office on 01438 811511 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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The Property Ombudsman