




Epsom Close, Stevenage


CHANDLERS


# 11 Epsom Close


Stevenage, SG1 5TE

Price £400,000

 3 Bedrooms

 1 Bathrooms

 2 Reception Rooms

 EPC Rating Band C

A spacious three bedroom semi detached home, offered CHAIN FREE and located within a highly desirable development of Martins Wood, in close proximity to a selection of popular primary and secondary schools, and a stones throw from a children's playground and dog walking park.

Internally you are greeted by an entrance hallway with access into the downstairs WC and the living room. The living room has a spacious bay window, stairs which rise to the first floor and a door into the kitchen/diner which has a range of integrated appliances, ample space for a table and chairs and French doors out to the conservatory. Upstairs you will find three spacious bedrooms with a family bathroom.

Outside the home is completed by a well maintained private rear garden and gated access out to the parking area where the garage and driveway is located.

(Stevenage borough council - Council tax band - D - EPC C)

Please note, there is a small management charge of approximately £250pa for the upkeep of the parking area.



- Three bedroom semi detached home
  - Located in the desirable Martins Wood
  - Walking distance to a selection of schools
  - Entrance hallway and dswc
  - Lounge with bay window
  - Kitchen with doors into conservatory
  - Three good sized bedrooms
  - Family bathroom
  - Private rear garden, garage and driveway
  - Chain free
- 







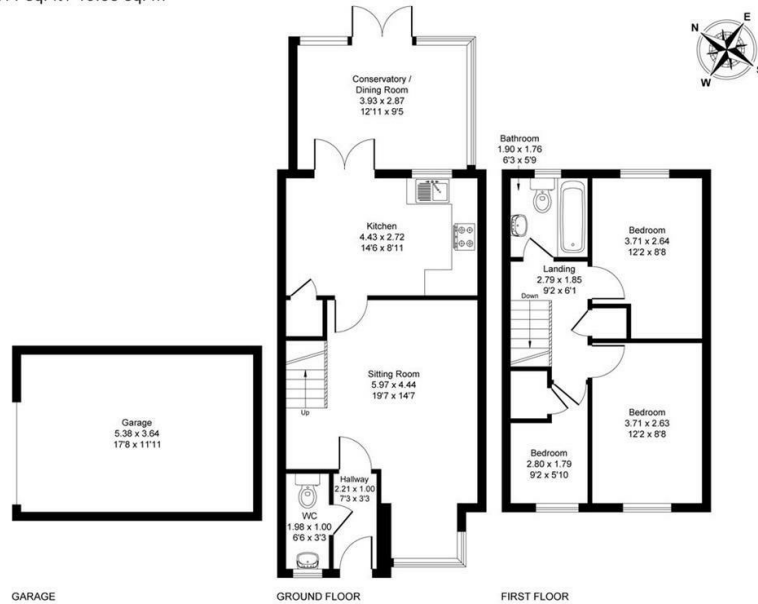




KEEP CLEAR

## Epsom Close, Stevenage

Approximate Gross Internal Area = 908 sq. ft / 84.40 sq. m  
Garage = 211 sq. ft / 19.58 sq. m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only. Outbuildings not drawn in actual position relative to the property.

### 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
- Council tax Band D
- Tenure – Freehold
- Mains Gas, Water, Electricity



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C		74	
(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	

# CHANDLERS

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