



## 24 Angotts Mead, Stevenage, SG1 2NJ

**£425,000**

Located in Stevenage is this three/four bedroom townhouse, with a driveway and garage.

Step inside a welcoming entrance hall, and ascend to the first-floor living accommodation. To the right is the kitchen, finished with cream cabinets and traditional wooden worktops. Appliances include an electric hob, fan oven with grill and extractor fan, along with an integrated dishwasher. The kitchen also benefits from a breakfast bar providing additional storage and informal dining, as well as space for a dining table. Opposite, across the hall, is a spacious lounge flooded with natural light. To one side is a converted cupboard, currently used as a play area, but equally well suited as a home office for those working from home.

Continuing to the second floor, there are three well-proportioned bedrooms. Bedroom one features fitted wardrobes and a dressing area. The family bathroom has a modern three-piece suite, including a bath with shower over. On the ground floor, there is an additional bedroom currently utilised as a home office, along with a W/C and a utility room. Access to the garage is also available from



## Floor Plan

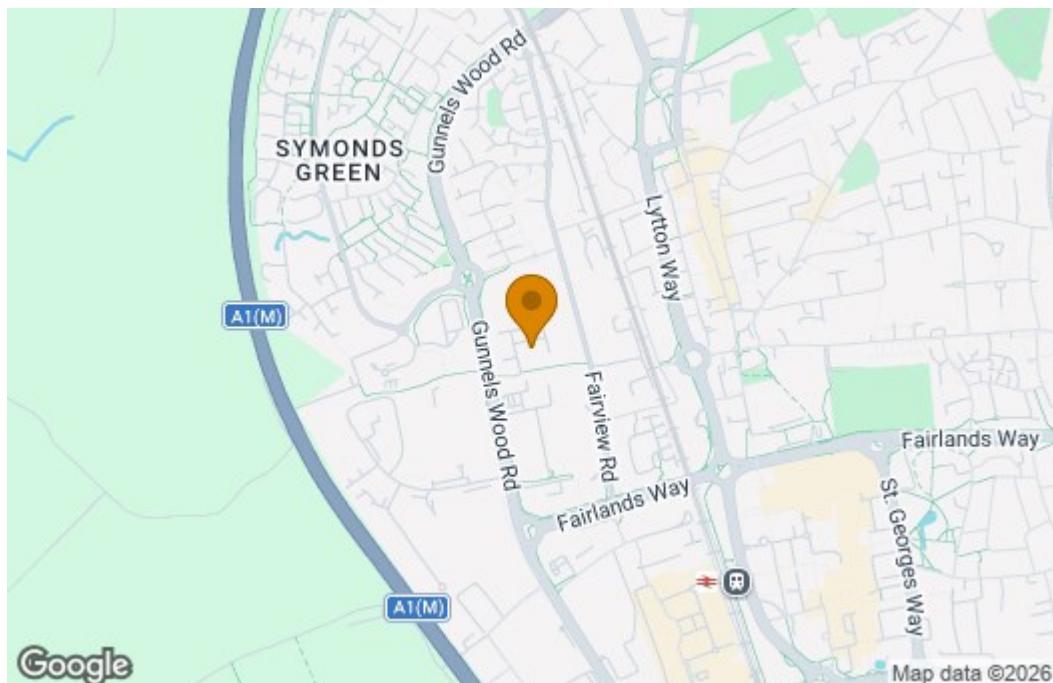


Total area: approx. 127.2 sq. metres (1369.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any inaccuracy or representation. The floor plan is for illustrative purposes only and should be used as such by any prospective purchaser.

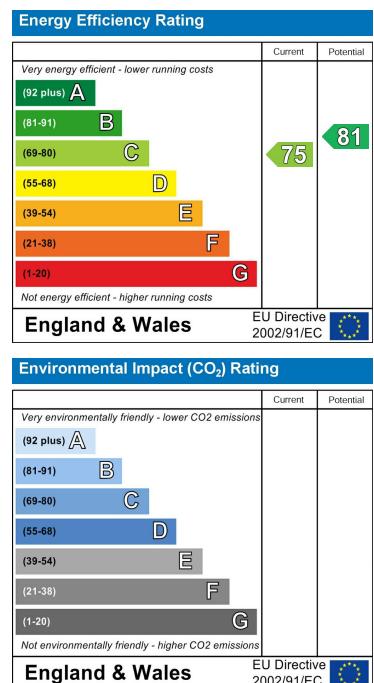
Plan produced using PlanUp.

## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



**Address:** Suite 2, First Floor, Unit B, Balbir House Norton Green Road, Stevenage, SG1 2LP

**Tel:** 01438 584400

**Email:** hello@butlerresidential.co.uk