



Wetherby Close, Stevenage

AGENT HYBRID

GUIDE PRICE £400,000 - £425,000 *Agent Hybrid is delighted to present this much improved three-bedroom semi-detached home, situated on a sought-after street in Martins Wood, just a short walk from several popular local schools.

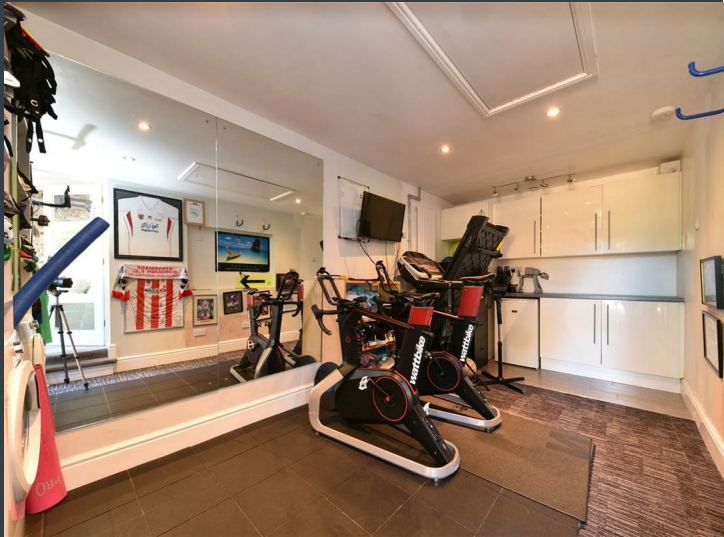
As you step inside, you're greeted by an inviting entrance porch, with doors leading to a convenient downstairs WC and the lounge.

The lounge, featuring a charming bay window at the front, showcases central stairs ascending to the first floor and a door opening into the newly re-fitted kitchen. The kitchen boasts a range of base and eye-level units, a built-in breakfast bar, and a sliding door into the conservatory/extension, which floods the space with natural light. Currently used as a cosy lounge area, this extension would also serve perfectly as the dining room and includes a door to the converted garage, ideal for a home office or gym.

Upstairs, the property offers three generously sized bedrooms, all with fitted wardrobes and a main family bathroom.

The secluded rear garden has been thoughtfully re-landscaped, featuring a low-maintenance artificial lawn that steps up to a decked seating area at the rear. At the front of the property, you'll find a driveway with space for one car.

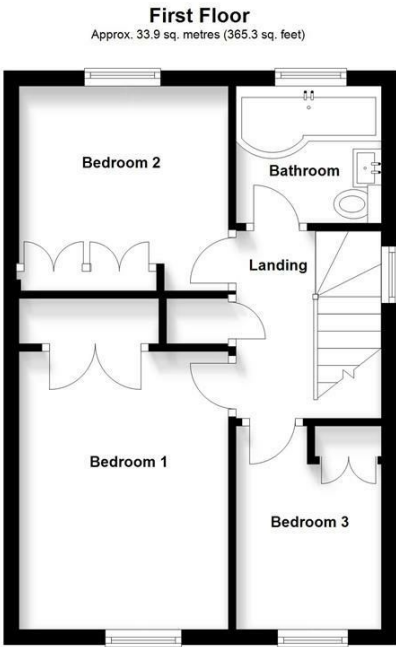
- Entrance - 2'9 x 4'1
- Downstairs WC - 2'0 x 6'9
- Lounge - 14'8 x 15'7 max
- Kitchen - 14'9 x 9'0
- Conservatory/Extension - 14'2 x 10'0
- Garage Conversion - 17'2 x 8'0
- Bedroom 1 - 8'6 x 12'1
- Bedroom 2 - 10'2 max x 8'2
- Bedroom 3 - 8'8 x 6'5
- Bathroom - 6'5 x 6'2





- THREE BEDROOM SEMI DETACHED HOME
- SOUGHT AFTER MARTINS WOOD LOCATION
- ENTRANCE HALLWAY AND DOWNSTAIRS WC
- LOUNGE
- MODERN KITCHEN
- CONSERVATORY/EXTENSION AND GARAGE CONVERSION
- THREE GOOD SIZED BEDROOMS
- FAMILY BATHROOM
- RE-LANDSCAPED REAR GARDEN
- DRIVEWAY TO THE FRONT FOR ONE CAR





Total area: approx. 95.3 sq. metres (1026.1 sq. feet)

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A details survey has not been carried out, not the service, appliances and fittings tested. Rome sizes should not be relied upon for furnishing purposed and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		

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