

Alexander Bond & Company

Estate Agents | Property Management



Balmoral Close, Stevenage, Hertfordshire, SG2 8UA

Guide Price £415,000





Balmoral Close

Stevenage, SG2 8UA

- Popular Bragbury End Area of Stevenage
- Three Double Bedrooms
- Fitted Kitchen/ Dining Room
- Southerly Facing Rear Garden
- Brick Built Storeroom
- Semi Detached House
- Spacious Lounge
- Downstairs Cloakroom
- Block Paved Driveway
- Excellent Family Accommodation

Alexander Bond and Company are pleased to present this spacious three-bedroom semi-detached home situated in the sought after Bragbury End area of Stevenage.

Offering an excellent standard of family accommodation, the ground floor features an entrance lobby, hallway, downstairs cloakroom, generous lounge, separate dining room, and a well-appointed kitchen. Upstairs, you will find three double bedrooms and a bathroom equipped with a steam/whirlpool corner bath. Externally, the property benefits from a good-sized south-facing rear garden and a brick-built storeroom, while the front of the home provides a block-paved driveway offering off-street parking.



ENTRANCE PORCH

Access via double glazed front door, opaque double glazed window, ceramic tiled floor, two built in cupboards, glazed door to.

HALLWAY

Ceramic tiled floor, radiator, built in understairs cupboard, stairs off to first floor, door to garden

CLOAKROOM

Low level WC, hand wash basin, ceramic tiled floor, extractor fan.

DINING ROOM

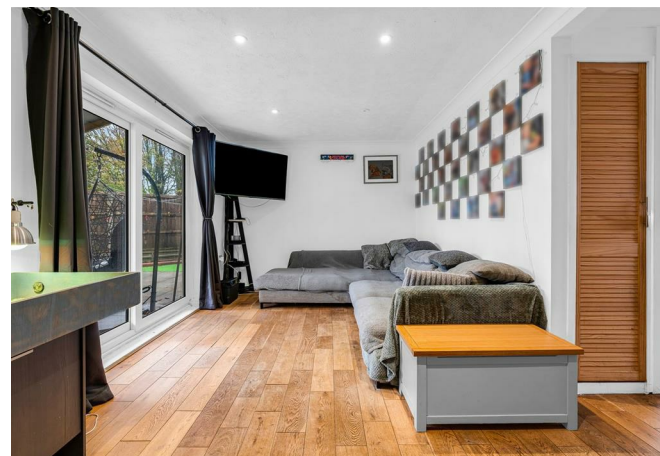
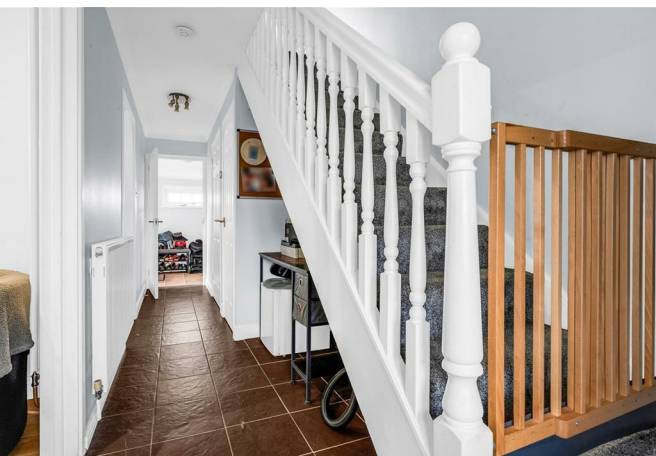
Georgian double glazed window to front, ceramic tiled floor, arch to:

KITCHEN

Georgian double glazed window to front, granite effect work tops, sink unit with mixer tap and drainer, oak effect range of wall and base units with cupboards and drawers, stainless steel cooker hood, gas cooker point, part tiled walls, plumbing for a washing machine and dishwasher, 'Viessman' gas fired boiler.

LOUNGE

Built in cupboard with Louvre door, double glazed patio sliding doors to rear garden, solid wood flooring, inset ceiling spotlights, vertical radiator.





LANDING

Access to loft, built in airing cupboard housing lagged hot water tank.

BEDROOM ONE

Georgian double glazed window to rear, radiator, laminate wood flooring, fitted wardrobes with mirror fronted sliding doors.

BEDROOM TWO

Georgian double glazed window to front, radiator, built in cupboard.

BEDROOM THREE

Georgian double glazed window to rear, radiator, built in cupboard . laminate wood flooring.

BATHROOM

Opaque Georgian double glazed window, fitted steam / whirlpool corner bath, low level WC, hand wash basin with cupboard under, ceramic tiled floor, fully tiled walls, light extractor fan, heated towel rail.

OUTSIDE

Front: Bock paved driveway providing off streety parking, wrought iron rails, double gate to side, outside lighting, bin store .

Rear: Southerly facing garden, fenced borders, covered porch, paved patio area, gated access o front, outside tap, brick built store room with power and light.

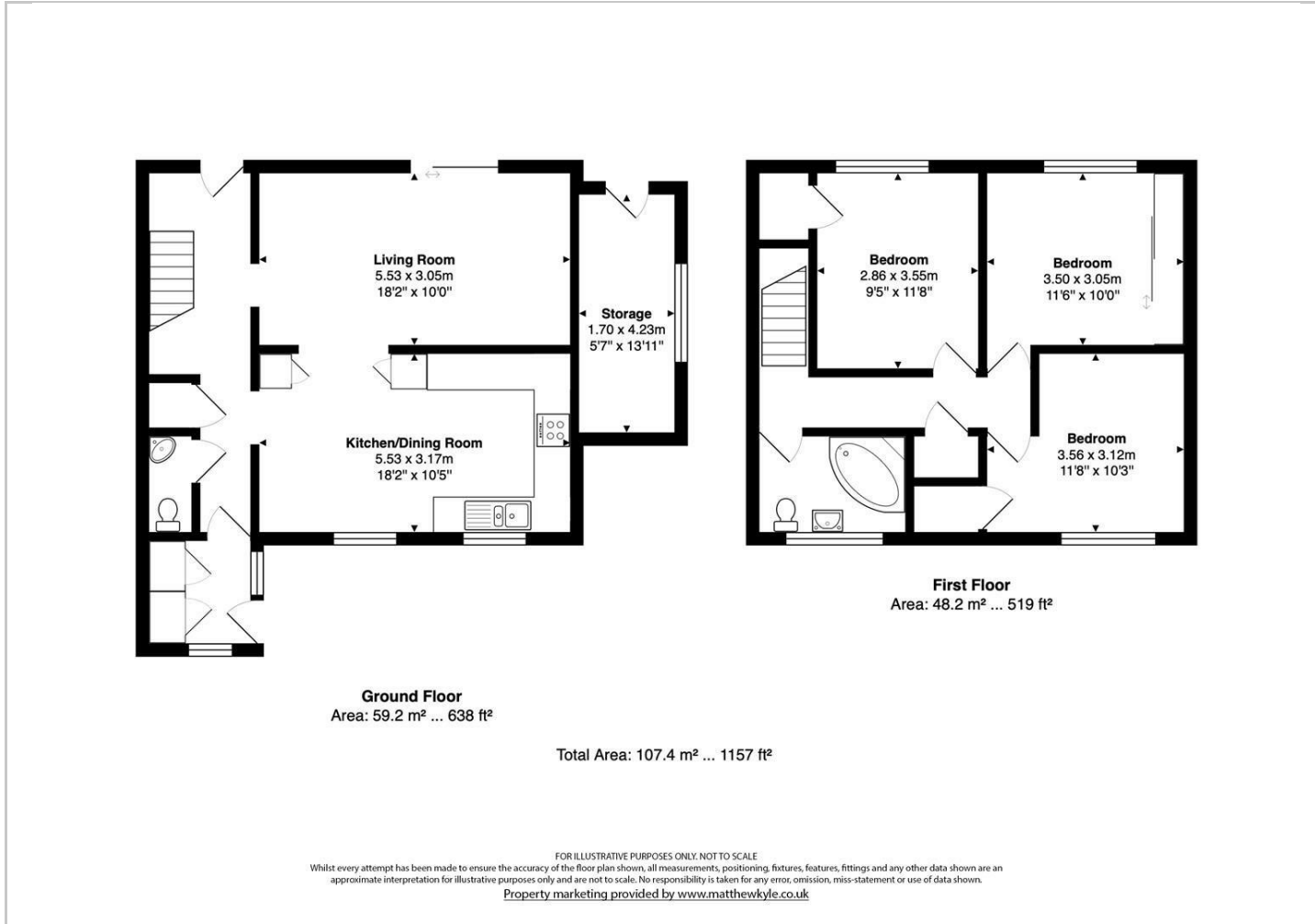
Directions

Bragbury End is a popular location in South Stevenage, with the popular village of Knebworth nearby, including its station just a five-minute drive away, along with open green spaces and local amenities. Stevenage town centre and its mainline station are approximately a ten-minute drive, offering access to the indoor market, New Town shopping precinct, and the characterful Old Town, home to a wide selection of shops, bars, pubs, restaurants, and cafés.





Floor Plans



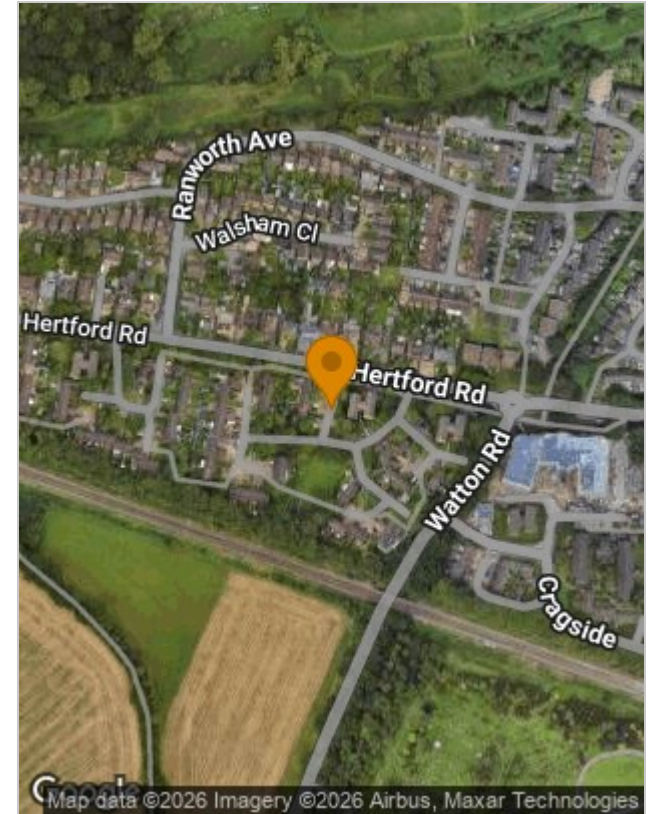
Viewing

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.

The Old Estate Office, Pondcroft Road, Knebworth, Hertfordshire, SG3 6DB
Tel: 01438 811511 Email: sales@abcproperties.co.uk <https://www.abcproperties.co.uk>

Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		75	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

