

# Alexander Bond & Company

Estate Agents | Property Management



Spencer Way, Stevenage, Hertfordshire, SG2 8GD

Offers In Excess Of £400,000





# Spencer Way

## Stevenage, SG2 8GD

- Built By The Award-Winning Hill Residential
- Semi Detached House With Garage
- Well Equipped Kitchen with integrated Appliances
- Driveway
- Private Enclosed Garden
- Three Bedrooms
- Spacious Open Plan Lounge / Diner
- Downstairs Cloakroom
- Family Bathroom and Ensuite Shower Room
- Chain Free

\*\*Guide Price £400,000 - £420,000\*\*

Offered Chain Free! A beautifully presented three-bedroom semi-detached house situated on the popular Willow Walk development to the south of Stevenage. Built by the award-winning Hill Residential.

The property has been finished to a high standard with attention to detail throughout. On entering, you are greeted by an entrance lobby with a downstairs WC, leading into a welcoming spacious lounge/dining area with patio doors opening onto the garden. This flows seamlessly into the open-plan kitchen, which is fitted with integrated appliances and attractive wood-effect worktops.

Upstairs, there are three well-proportioned bedrooms, a family bathroom, and an ensuite off the master bedroom. Additional features include gas central heating, double glazing throughout, and a boarded loft with potential for conversion STPP.

Externally, the property benefits from a driveway and garage to the front, and an enclosed private rear garden with access to the garage. Internal Viewing is highly recommended.



### RECEPTION HALL

Access via front door, Amtico Spacia wood effect flooring, stairs off to first floor.

### CLOAKROOM

Double glazed opaque window to front, back to wall WC with concealed cistern, tiled flooring, hand wash basin with mixer tap, radiator.

### LOUNGE/ DINING ROOM

18'6" x 17'6" (5.64 x 5.33)

Double glazed French doors to garden, double glazed window, Amtico Spacia wood effect flooring, radiators, inset ceiling spot lights, tv point, under stairs storage cupboard housing electric meter and fuse box.

### KITCHEN

9'0" x 6'9" (2.74 x 2.06)

Contemporary kitchen with wall and base units with drawers and cupboards, laminate work top surfaces, integrated fridge freezer, electric 'AEG' induction hob, stainless steel 'AEG' oven, integrated dishwasher, plumbing for washing machine, stainless steel extractor hood, stainless steel sink unit with drainer and mixer tap, cupboard housing 'Worcester' boiler, inset ceiling spot lights, double glazed window to front, part tiled walls, Amtico Spacia wood effect flooring.

### STAIRS/LANDING

Double glazed window to side, built in airing cupboard housing hot water tank, radiator, ceiling mounted smoke alarm, access to loft.

### BEDROOM ONE

15'5" x 12'3" (4.70 x 3.73)

Double glazed window to front, radiator, built in 'walk in' wardrobe with light, door leading to:





#### **ENSUITE SHOWER ROOM**

Fitted shower cubicle with a glass sliding doors, wall mounted shower with mixer controls, back to wall WC with concealed cistern with push flush,, hand wash basin with mixer tap, ceramic tiled floor and walls, heated towel rail, extractor fan, opaque double glazed window to front.

#### **BEDROOM TWO**

10'0" x 7" (3.05 x 2.13)

Double glazed window to rear, radiator, tv point.

#### **BEDROOM THREE**

Double glazed window to rear, radiator.

#### **FAMILY BATHROOM**

Fitted panelled bath, wall mounted shower with mixer controls, glass shower screen, back to wall WC with concealed cistern with push flush, hand wash basin with mixer tap, extractor fan, ceramic tiled floor and part tiled walls, inset ceiling spot lights, heated towel rail.

#### **OUTSIDE**

Attached garage with power and light , personal door to garden. Front and rear gardens

#### **Anti Money Laundering (AML)**

##### **Buyer Information**

To comply with UK Anti-Money Laundering (AML) regulations, Alexander Bond & Co is required to verify the identity of all prospective buyers once an offer has been accepted. We use a third-party service, Identity Verification System, to carry out this process. There is a nominal fee of £40.00 per person, including VAT, for this service.

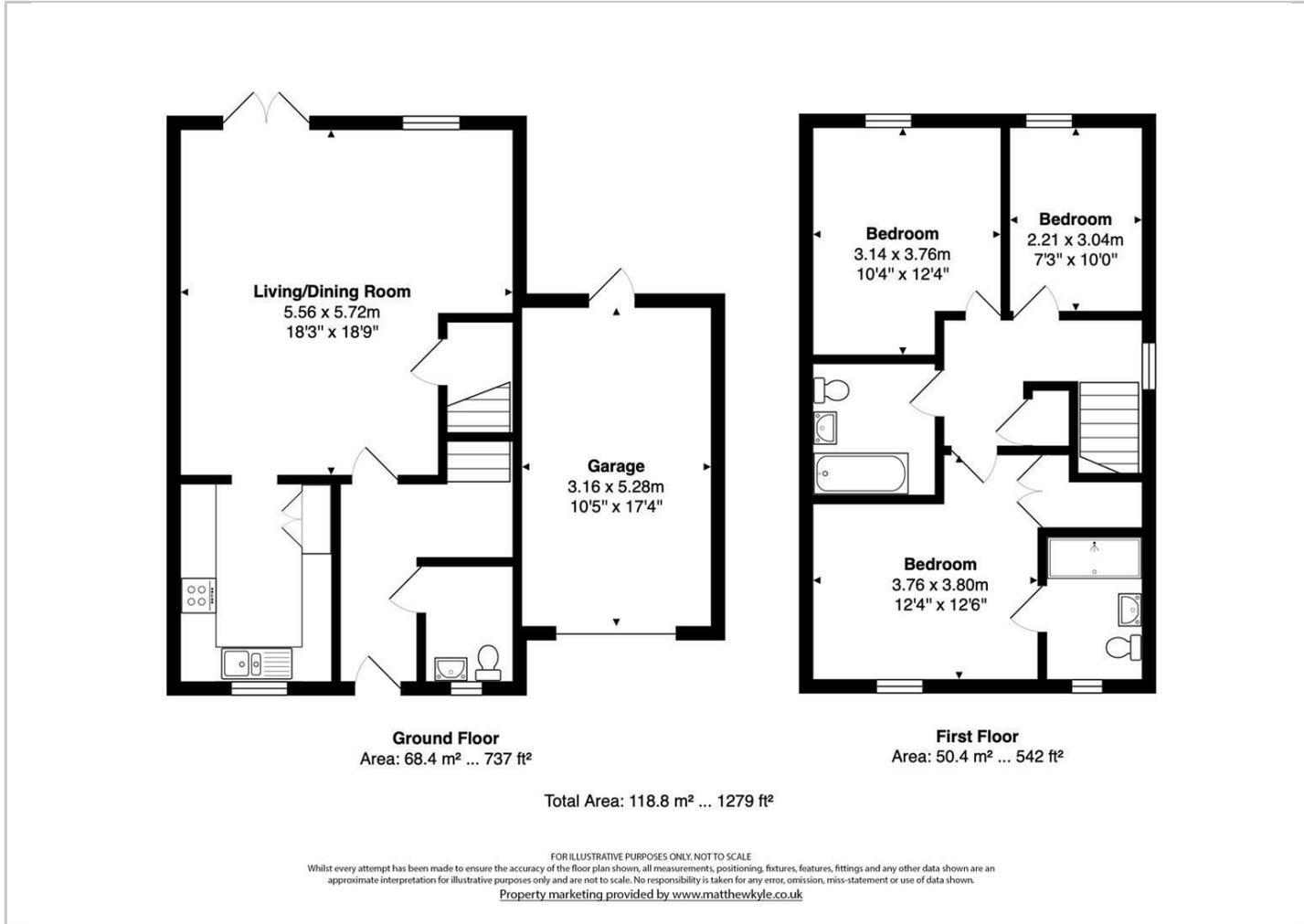
## **Directions**

Spencer Way is a popular location in South Stevenage, within walking distance of the sought-after village of Knebworth. Stevenage and Knebworth train stations are both just a 5-10 minute drive away, along with nearby open green spaces and local amenities. Stevenage New and Old Town are nearby, offering access to the indoor market, New Town shopping precinct, and the charming Old Town with its wide range of shops, bars, pubs, restaurants, and cafés.





## Floor Plans



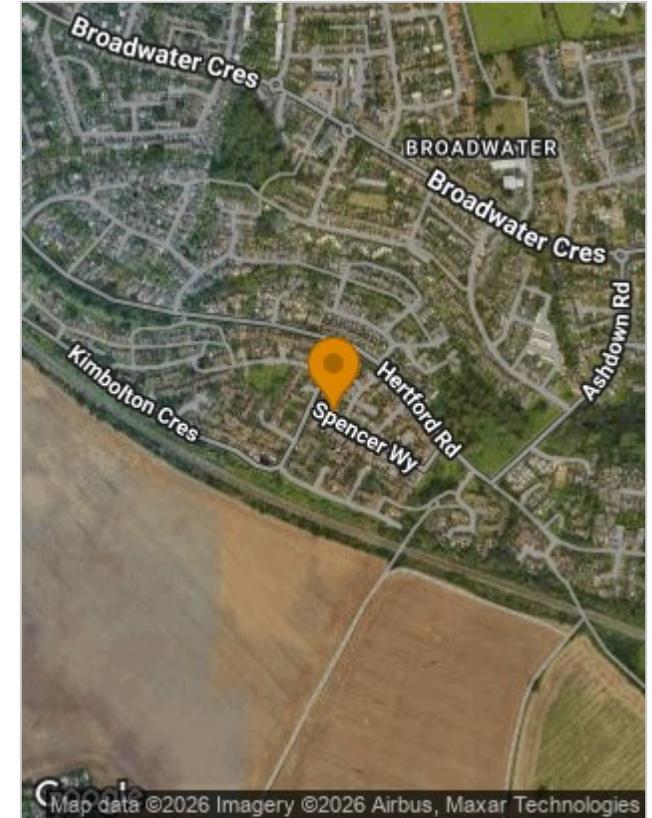
## Viewing

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](mailto:sales@abcproperties.co.uk) <https://www.abcproperties.co.uk>

## Location Map



## Energy Performance Graph

