



Fairview Road, Stevenage

CHANDLERS

# 219 Fairview Road

Stevenage, SG1 2NA

Offers In Excess Of £600,000



4 Bedrooms



2 Bathrooms



2 Reception Rooms



EPC Rating Band D

An attractive and well-presented 1930s bay-fronted semi-detached home, benefiting from a superb private rear garden extending to approximately 150ft. Ideally located within a short walk of the mainline railway station, New Town Centre, and the Historic Old Town High Street.

The property has been thoughtfully enhanced, including a loft conversion creating a spacious fourth bedroom with modern en-suite, and an extended, refitted open-plan kitchen/breakfast room, ideal for contemporary living.

Retaining a number of original character features, the home includes exposed floorboards, stripped internal doors, elegant bay windows to the lounge and principal bedroom with curved radiators, and attractive leaded stained-glass detailing. Additional benefits include hardwood double-glazed windows in places, gas central heating, and bespoke oak built-in furniture to the dining room and two bedrooms.

The accommodation comprises an entrance porch, welcoming reception hallway, cloakroom/WC, lounge with feature fireplace, dining room, and open-plan kitchen/breakfast room. The first floor offers three well-proportioned bedrooms and a four-piece family bathroom, while the second floor provides the loft-converted fourth bedroom with en-suite.

Externally, a recently re-laid driveway provides off-road parking for at least multiple vehicles with an electric vehicle charging point. The property also benefits from a new roof installed in December 2023 with a 25-year guarantee.

(Stevenage Borough Council - Council Tax Band E - EPC D)



- Well presented 1930's bay fronted semi detached home
  - Highly desirable location within walking distance to the train station, historic high street and town centre
  - Original features including bay windows, exposed floorboards, stripped doors and stained glass windows
  - Spacious entrance hallway and downstairs wc
  - Lounge with feature fireplace and bay window
  - Modern kitchen and separate dining room
  - Three spacious bedrooms and bathroom to the first floor
  - Loft conversion to main bedroom and en-suite
  - Large 150ft rear garden
  - Driveway to the front for multiple cars
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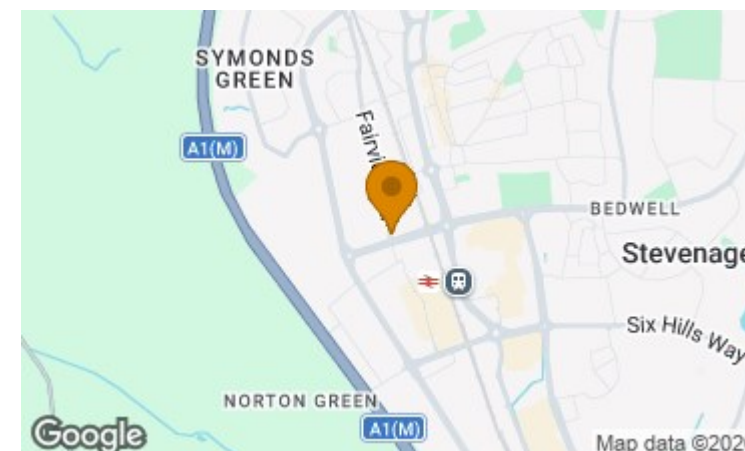


### Disclaimer

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 E
- Tenure – Freehold
- Mains Gas, Water, Electricity



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         | 77        |
| (55-68)                                     | D | 58                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |