

# The Hawthorns, Stevenage, Hertfordshire SG1 1RH.

Asking Price £369,995



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## Council Tax Band: C

Stunning three bedroom mid terrace with open plan living space, enclosed rear garden and parking to the front for two cars. Situated in the Bedwell area of Stevenage only 1.1 miles to Stevenage main line station and a short walk to Fairlands Valley Lakes. This property has been tastefully improved by its current owners with a fitted kitchen, bathroom and downstairs cloakroom. Call Homes and Mortgages today on 01438 728 444 to arrange your viewing.

### **Entrance Hall**

5'8" x 3'10" (1.75 x 1.17)

Double glazed door to front aspect, stairs to first floor landing and door to:

### **Lounge**

13'1" x 11'1" (4.01 x 3.38)

Double glazed window to front aspect, open plan living space with double panel radiator, opening understairs for media area, carpeted floor through to kitchen.

### **Kitchen/Dining Room**

19'8" x 10'11" (6.01 x 3.34)

Double glazed patio to rear aspect, double radiator. Kitchen comprises of double glazed door to rear aspect, wall and base units with worksurfaces, splash back tiling, stainless steel sink and drainer with mixer taps over, integrated electric oven with four ring gas hob and extractor hood over, space for freestanding fridge freezer.

### **Utility Room**

8'6" x 5'6" (2.60 x 1.68)

Double glazed door to front aspect, plumbing for washing machine, wall units, consumer units and storage understairs.

### **Cloakroom**

4'11" x 2'9" (1.52 x 0.85)

Low level WC, tiled effect flooring and wash hand basin.

### **Landing**

6'4" x 2'7" (1.94 x 0.79)

Stairs from entrance hall, built in storage cupboard and doors to:

### **Bedroom One**

13'0" x 10'9" (3.98 x 3.30)

Double glazed window to rear aspect, feature panelling to one wall, radiator.

### **Bedroom Two**

10'5" x 10'0" (3.20 x 3.06)

Double glazed window to front aspect and radiator.

### **Bedroom Three**

10'7" x 6'2" (3.25 x 1.89)

Double glazed window to rear aspect, wood effect flooring and radiator.

### **Bathroom**

7'7" x 6'0" (2.33 x 1.85)

Double glazed window to front aspect, panel bath with mixer taps and shower over, low level WC, pedestal wash hand basin with splash back tiling, heated towel rail and tiled effect flooring.

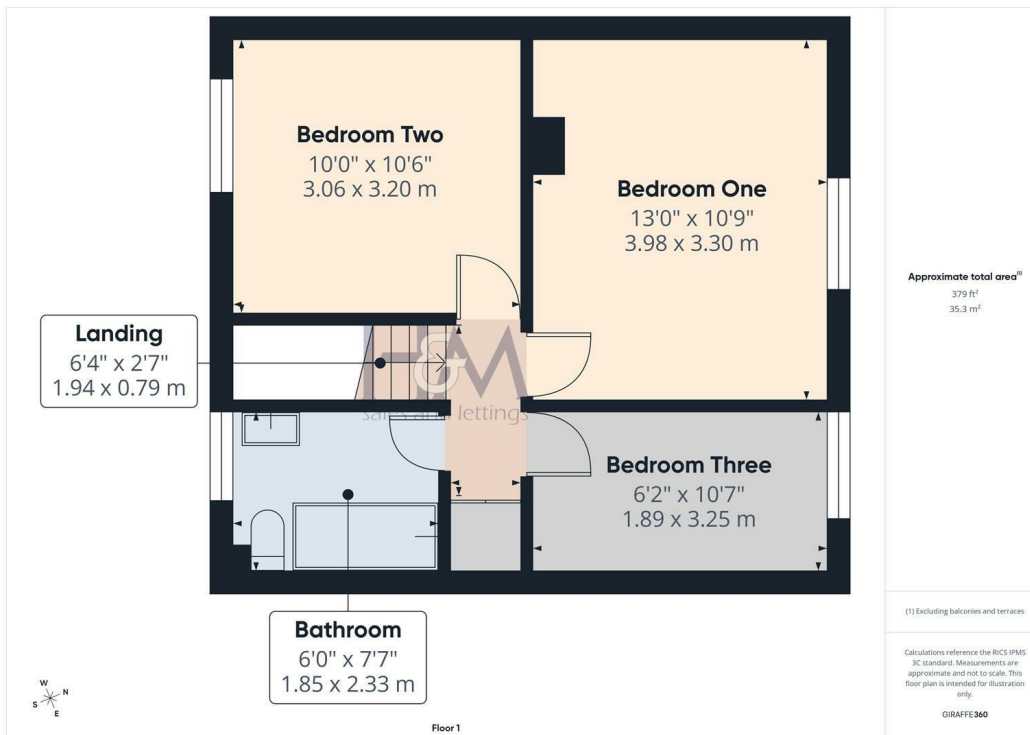
### **Rear Garden**

Patio area to rear side leading to laid lawn, planted borders, brick built storage shed and rear gate access.

### **Frontage**

Bloc paved parking for two cars, planted hedge rows, front door to the entrance hall and separate side door to the utility room, bin storage area.





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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	79
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC

