



Connells

Brick Kiln Road
STEVENAGE



Property Description

We are delighted to present to the market a rarely available semi detached home, nestled in a cul de sac position, boasting four bedrooms & detached double garage. The property offers spacious living accommodation, benefits from gas radiator heating, replacement double glazing, full rewire, loft & cavity wall insulation. There is scope for extension, subject to permissions etc. High speed Virgin media connection into the property.

Brick Kiln Road is ideally located within easy reach of local amenities, good schooling for all ages & convenient road links to the town centre & A1M serving the north & south. Stevenage provides a fast & efficient link to London via the mainline station, the historic old high street with array of shops, restaurants & bars & the pedestrian new town centre with indoor market.

The seller proposes to leave the white goods, to include dishwasher, washing machine, cooker, fridge & freezer. Also, curtains & blinds, and willing to negotiate on other furniture.

AGENTS NOTE; The owner has advised that an agreement is in place with the neighbours on a re-aligned boundary fence so this can be resolved fairly easily. There is also an unregistered parcel of land to the back of the garden, which the owner is in the process of purchasing & this will form part of the sale. More details on request

Entrance Porch

Entrance Hall

Stairs rising to first floor landing

Downstairs Cloakroom

Comprises low level WC, wash hand basin, heated towel rail, Double glazed window

Kitchen/Diner

Refitted kitchen offering full range of floor & wall mounted storage units with drawers & work surfaces over, ample space for appliances, sink & drainer unit, partly tiled walls, tiled flooring, Double glazed window to front, Double glazed window to side & Double glazed double doors opening to rear garden

Lounge

Spacious living area with attractive fireplace, Double glazed window to rear & Double glazed double doors to rear garden

Landing

Access to insulated loft space, built in airing cupboard housing combi gas boiler

Bedroom One

Ample built in wardrobe space, Double glazed window to rear

Bedroom Two

Double glazed window to front

Bedroom Three

Double glazed window to front

Bedroom Four

Double glazed window to rear

Family Bathroom

Four piece suite comprises low level WC, wash hand basin, bath & tiled shower enclosure. Heated towel rail, extractor fan & Double glazed window to side

Outside

Front

Side gated access to rear garden

Ample Driveway

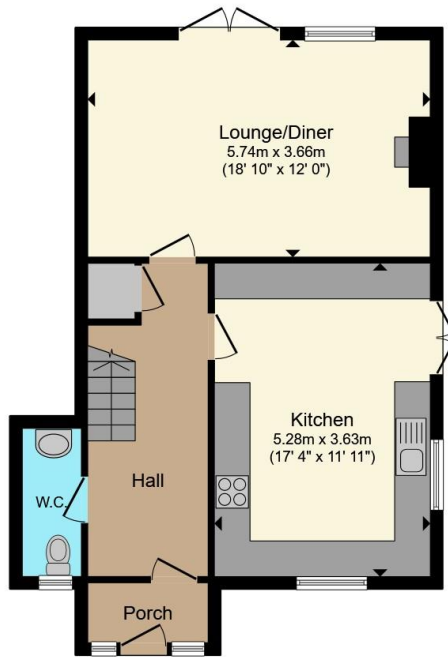
Detached Double Garage

Up & over door, window & door to rear garden, light & power

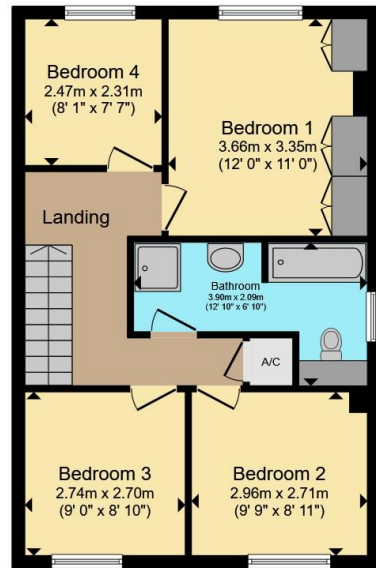
Rear Garden

Generous enclosed rear garden, mainly laid to lawn, outside water tap with shut off valve, covered raised decking at the side with timber storage shed & summer house. Maturing bramley apple & soft fruit bushes

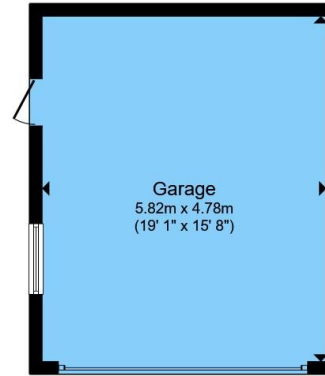




Ground Floor



First Floor



Garage

Total floor area 137.0 m² (1,474 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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8 Market Place
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EPC Rating: Council Tax
 Awaited Band: E

view this property online connells.co.uk/Property/STV312689

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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