



Bryan Bishop
and partners

Hollyshaws
Stevenage, SG2 8NZ
Guide price £395,000



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Bryan Bishop and Partners are delighted to bring to the market this three bedroom, semi-detached family home in the popular Oaks Cross area of Stevenage. Set on a quiet residential road, yet within easy reach of the bustling town centre, this property provides well proportioned accommodation, with a semi open-plan ground floor and a useful conservatory.

Accommodation:

The smart front door, with full height windows either side, is set into a recessed porch and welcomes you into a light, bright entrance hall. From here, doors lead into the large sitting room and the rear facing kitchen. There is a nice flow to the house, with easy movement between all of the rooms that make up the main living areas.

This starts with the sitting room, which has a door in from the entrance hall and an open archway through into the dining room. The room is a nice square shape, giving you plenty of options as to how best to configure and furnish it and is absolutely flooded in natural daylight from the very large front facing picture window.

To the rear, the adjacent dining room is another well proportioned room, and perfectly placed to link from the sitting room through an open doorway into the kitchen and via fully glazed sliding doors out into the conservatory. Comfortably large enough for a good sized dining table and chairs, as well as, other occasional furniture, the dining room is also abundantly lit by the natural light that streams in unhindered from the conservatory.

The conservatory has two walls fully glazed and an opaque roof, making it fully usable all year round. This really is an extra room on the house, and as such, really boosts the flexibility and adaptability of this home. There are myriad opportunities for how you configure the space, whether it be an additional lounge, home office, play room, chill out area or a superb dining room, it will perform admirably as any one of them. It also gives you the luxury of reformatting the other rooms if required, the obvious option being to combine the kitchen and dining room into a fabulous fully open-plan multi-functional room, subject to the necessary consents.





The kitchen is fitted with a comprehensive array of wall and floor mounted cabinets, making the best use of the space available with a range of kitchen appliances integrated into the units. A large rear facing window ensures it is a light, bright room, as well as, giving a nice view out into the rear garden, and a useful door opens out into the side pathway.

Upstairs is a modern hallway with its own side window that leads onto the three bedrooms and the family bathroom. All of the bedrooms are doubles, and all of them boast fitted cupboards. The loft space is fully boarded, offering a substantial storage space, as well as, being perfect for conversion into living space, subject to the usual consents.

Exterior:

There is a walled front garden with abundant flower beds, and a neat paved pathway to the front door. A convenient paved walkway extends along the side of the house, past the door to the kitchen and enters the rear garden through a lockable gate. To the rear is a secure and enclosed garden that is perfect for children and pets, with a good sized patio outside the conservatory and a nice lawn surrounded by flower borders. There is a separate detached single garage for the property.

Location:

This property is located in a quiet residential area surrounded by other family homes, within a few minutes drive of the town centre with its extensive shopping areas, restaurants, bars and mainline railway station, from which regular and frequent services run north and south. London is an easy commute, with Kings Cross station just 25 minutes away. Despite its residential location it remains within easy access of the motorway network via the A1(M).





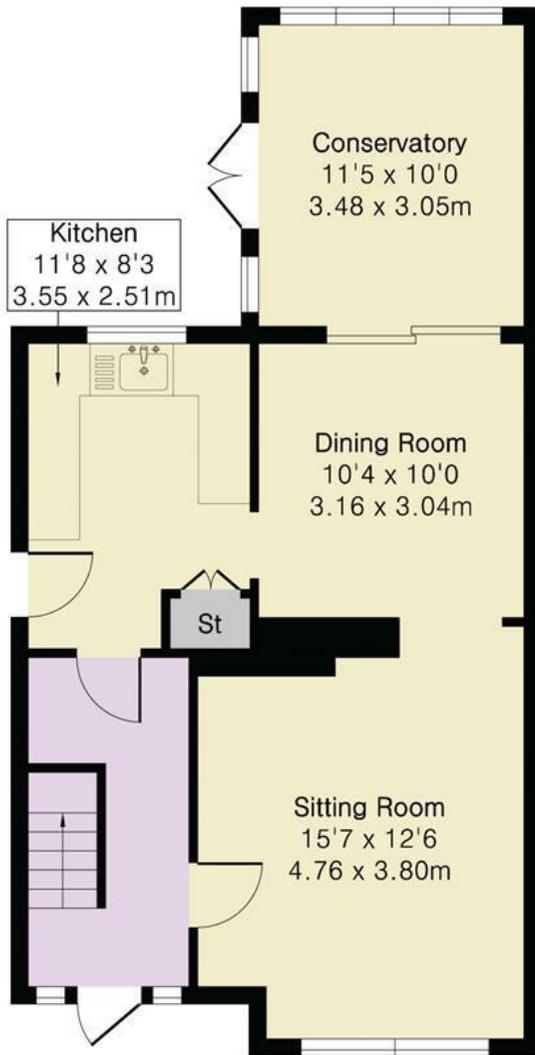


Approximate Gross Internal Area 1393 sq ft - 129 sq m

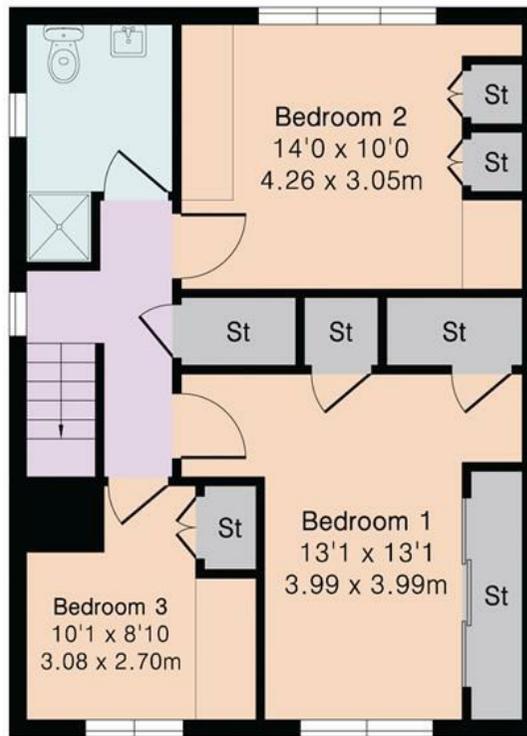
Ground Floor Area 603 sq ft – 56 sq m

First Floor Area 498 sq ft – 46 sq m

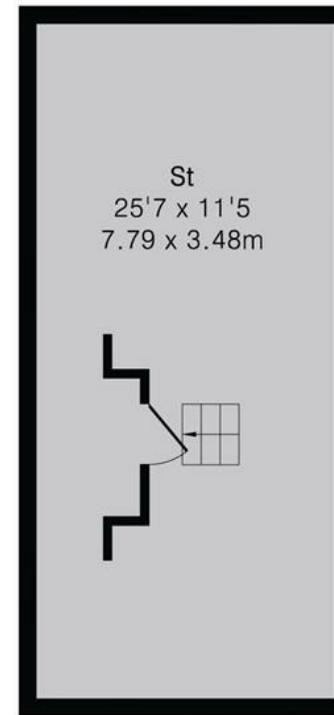
Loft Area 292 sq ft – 27 sq m



Ground Floor



First Floor



Loft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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