Bryan Bishop
and partners

Todds Green

Stevenage, SG1 2JE

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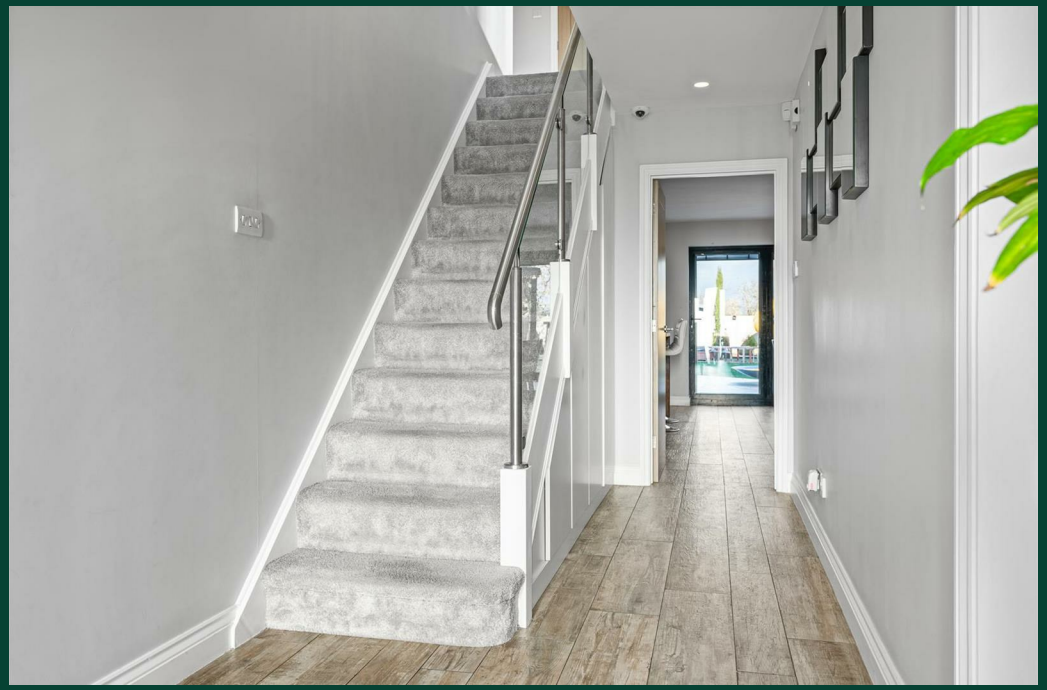
Bryan Bishop and Partners are delighted to bring to the market this immaculately finished no expense spared standard throughout, family home with outside gym/summer house. The property boasts five double bedrooms, three bathrooms, hot water underfloor heating to the downstairs & bathrooms, a private large, gated block paved drive for space for up to eight cars.

The heart of the home boasts an open plan kitchen/dining and living area, with a central island and breakfast bar at the centre of the kitchen, the island also features an integrated drinks fridge, and further cupboard space. The kitchen is served by a range of integrated appliances and ample base and eye level units, with Bifold doors flooding the room with an abundance of natural light. The ground floor additionally offers a further two well-proportioned reception rooms, one of which is currently setup as a study/office and the other an additional living room/family room, and off from the kitchen is a large utility room with rear access to the garden, and a sleek contemporary W.C embellished with accent lighting.

To the first floor there are five double bedrooms all of which benefit from fitted floor to ceiling wardrobe units, with the second bedroom being served by a well-finished three-piece ensuite, and the principal bedroom having the full benefits of a beautifully finished four-piece bathroom suite with a double walk-in shower. The first floor also offers a large four-piece family bathroom with double walk-in shower, and an integrated laundry chute just off from the landing, going directly to the utility/laundry room downstairs.

The property sits on a sunny north-east orientated plot, with a large, tiled patio area and a kids play area with safety rubber flooring. There is also the Gym/Summer House which has multiple electric outlets and lighting, allowing this to be a versatile space. The property also benefits from its spacious drive, single garage with dedicated boiler room, and EV charging port/system.

Location:
Located in Todd's Green, this property offers a peaceful and family-friendly neighbourhood with excellent schools, parks, and recreational facilities from Stevenage which comprises of both the New and Old Towns. The Historic High Street in the Old Town offers a good selection of shops, cafés/restaurants and public houses. The New Town provides a large pedestrianised shopping centre and retail parks together with the Gordon Craig Theatre, David Lloyd Health Club, Fairlands Valley Park and lakes, the Leisure Park with its restaurants, bars and night club, bowling alley and 16-screen Cineworld complex. Stevenage mainline railway station offers a fast and frequent rail service into London Kings Cross (23 mins) and the St Pancras International rail link to Europe. Both Luton and Stansted Airports are approximately 20 miles away. Enjoy the tranquillity of rural living while still being within easy reach of amenities and transportation hubs for effortless commuting.



GROUND FLOOR

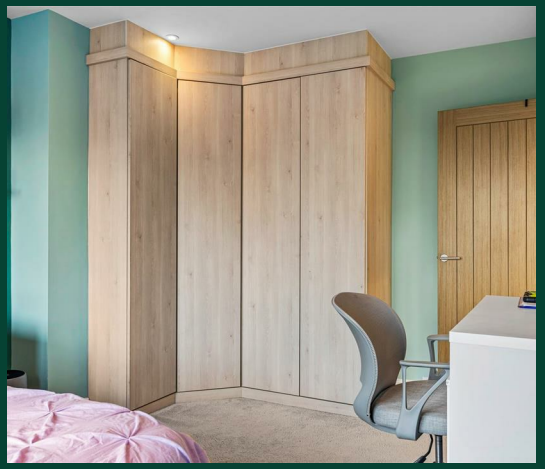
Entrance Hall	
Office	7'10" x 15'5"
Family Room	19'0" x 9'8"
Kitchen/Dining Room	20'9" x 26'6"
Living Room	17'9" x 15'5"
Utility Room	10'9" x 12'4"
Garage	16'9" x 12'4"

FIRST FLOOR

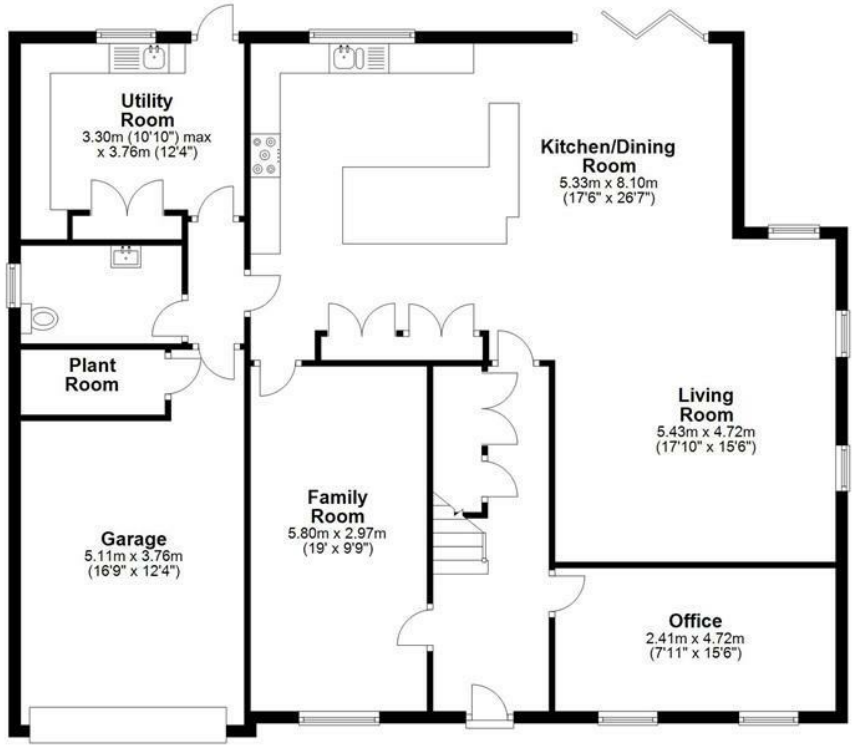
Landing	
Principal Bedroom	18'2" x 12'4"
En-Suite	
Bedroom Two	14'5" x 9'9"
En-Suite	
Bedroom Three	11'10" x 12'6"
Bedroom Four	12'6" x 10'2"
Bedroom Five	12'8" x 9'6"
Family Bathroom	

EXTERIOR

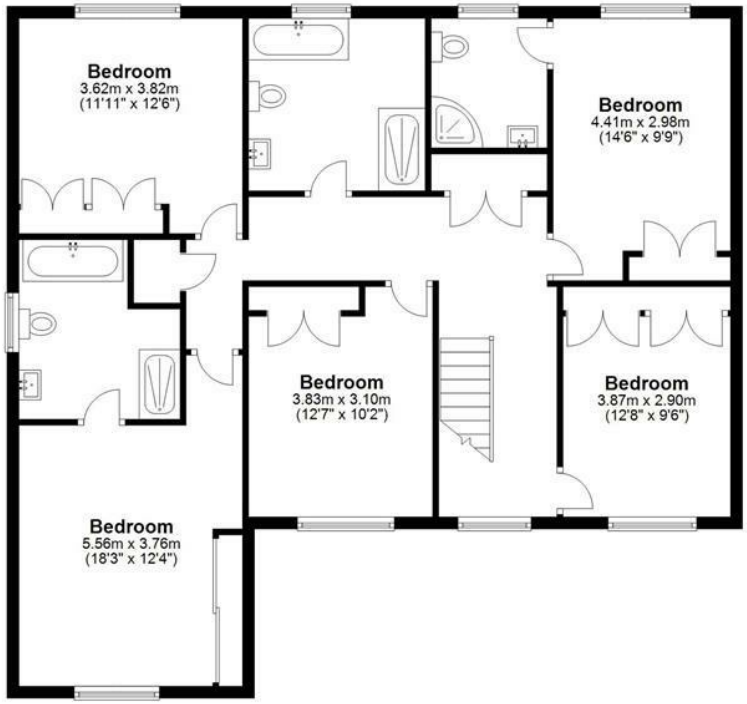
Driveway	
Rear Garden	
Gym/Summer House	12'5" x 18'8"



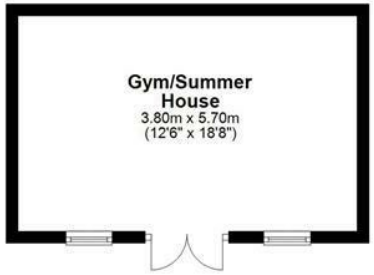
Ground Floor
Approx. 148.8 sq. metres (1601.2 sq. feet)



First Floor
Approx. 110.8 sq. metres (1193.0 sq. feet)

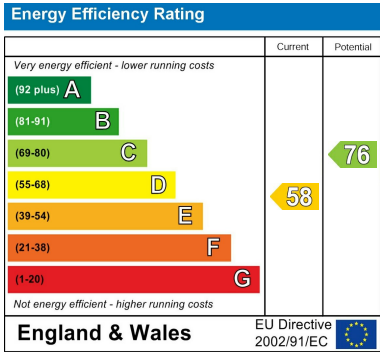


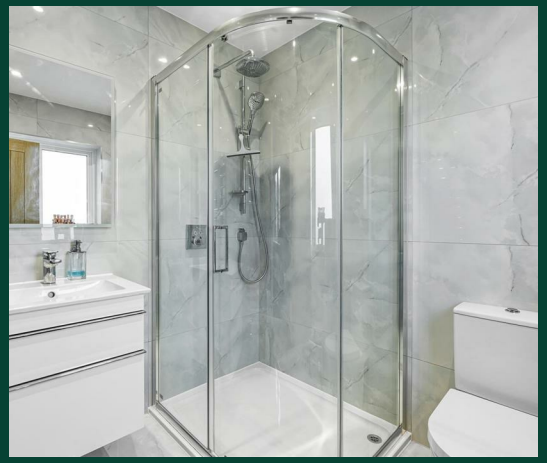
Outbuilding
Approx. 21.7 sq. metres (233.1 sq. feet)

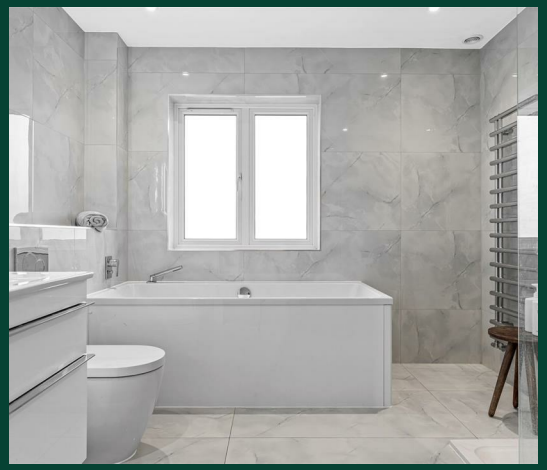


Total area: approx. 281.3 sq. metres (3027.4 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.







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6a High Street | Welwyn | AL6 9EG | 01438 718877 | info@bryanbishop.co.uk | www.bryanbishop.co.uk Find us on