



Kimbolton Crescent, Off Hertford Road, Stevenage, SG2 8RL

GUIDE PRICE £290,000 - £300,000 SPACIOUS and PEACEFULLY LOCATED Two Bedroom Home Located in the HERTFORD ROAD area of South Stevenage with no ONWARD CHAIN. Features include, OPENPLAN KITCHEN, DINING AREA and LOUNGE, Two Double Bedrooms, Bathroom, Front and Rear Gardens, BACKING ONTO TREE AREA, Close Proximity to Open Countryside and Knebworth Train Station, VIEWING STRONGLY RECOMMENDED.

Guide Price £290,000

Kimbolton Crescent, Off Hertford Road, Stevenage, SG2 8RL

- Spacious and Peacefully Located Two Bedroom Home
- Good Causal Parking
- Two Double Bedrooms
- Front and Rear Gardens
- Close Proximity to Open Countryside and Knebworth Train Station
- Hertford Road Location
- Open Plan Kitchen, Lounge and Dining Area
- Bathroom
- Backing onto Tree Area
- Viewing Strongly Recommended

Entrance Hallway

5'11 x 14'1 (1.80m x 4.29m)

Double Glazed Door to Front Aspect, Double Panel Radiator, Stairs to 1st Floor Landing, Large Storage Cupboard.

Kitchen

8'4 x 14'7 (2.54m x 4.45m)

Tiled Flooring, Wall Mounted Potterton Boiler, Roll Top Work Surfaces, Double Glazed Window to Front Aspect, Stainless Steel Sink and Mixer Tap, Space for Gas Oven, Space for Fridge/Freezer, Cupboards at Eye and Base Level, Space for Washing Machine.

Dining Area Opening to Lounge

Lounge Area

14'8 x 9'8 (4.47m x 2.95m)

French Doors Opening to Garden, T.V Point, Double Panel Radiator.

Landing

5'10 x 5'0 (1.78m x 1.52m)

Doors to all rooms, Airing Cupboard, Loft Access.

Bedroom Two

6'3 x 11'10 (1.91m x 3.61m)

Velux Window to Front Aspect, Built in Wardrobe.

Bedroom One

14'11 x 9'7 (4.55m x 2.92m)

2 x Double Glazed Window to Front Aspect, Single Panel Radiator.

Bathroom

4'8 x 7'10 (1.42m x 2.39m)

Bath and Mixer Tap, Wash Basin with Hot and Cold Taps, Low Level W.C, Velux Window to Front Aspect, Heated Towel Rail, Vinyl Flooring, Vanity Cupboard, Extractor Fan.

Front Garden

Steps Leading to Front Door, Barked Area.

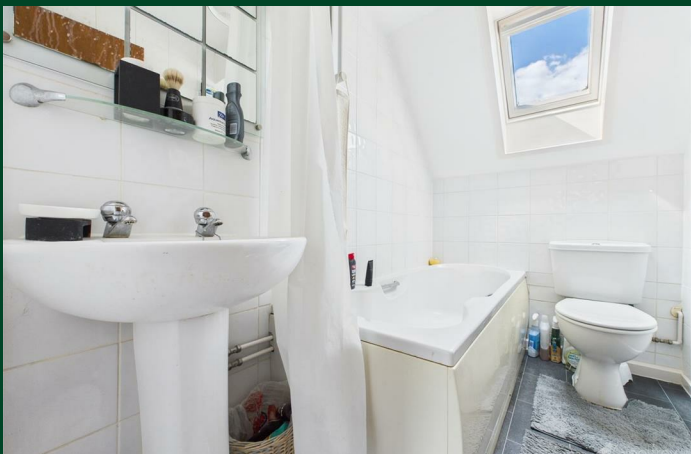
Rear Garden

Fully Paved Area, Timber Fencing with Concrete Posts, Outside Tap, Rear Gated Access.

Local Information

Kimbolton Crescent s located in the Hertford Road area of Stevenage which is ideal access to Knebworth Train Station and Tesco Broadwater.

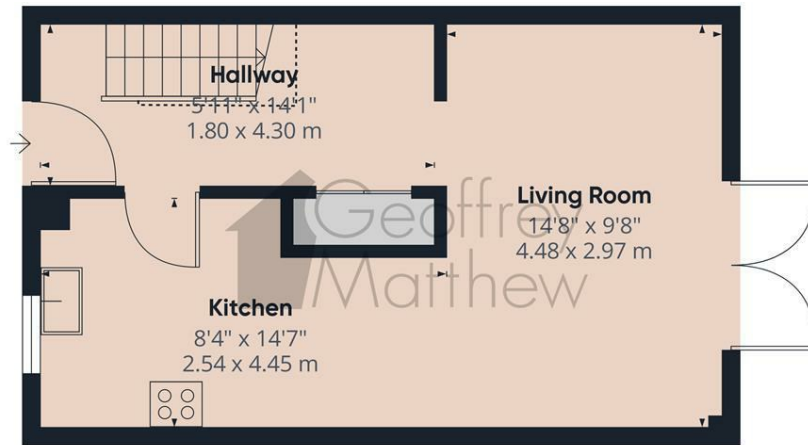
A wide range of local amenities are within walking distance such as dentist, doctors, vets & schools. Access to stunning countryside walks into Knebworth and surrounding villages are also within walking distance.



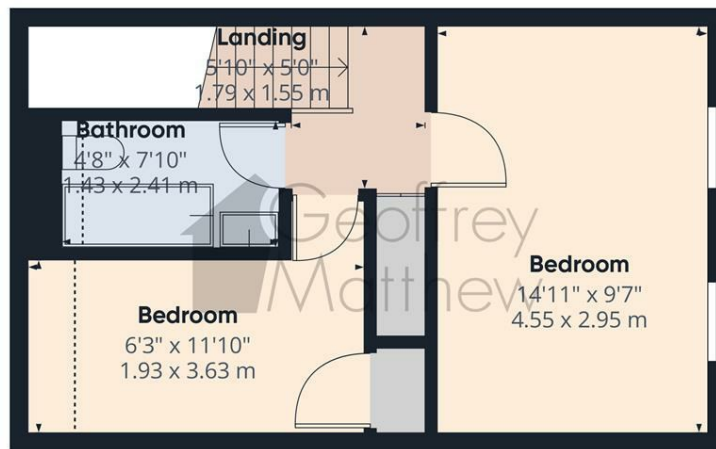




Floor Plan



Floor 0



Floor 1



Geoffrey
Matthew

Approximate total area⁽¹⁾

650 ft²
60.3 m²

Reduced headroom

28 ft²
2.6 m²

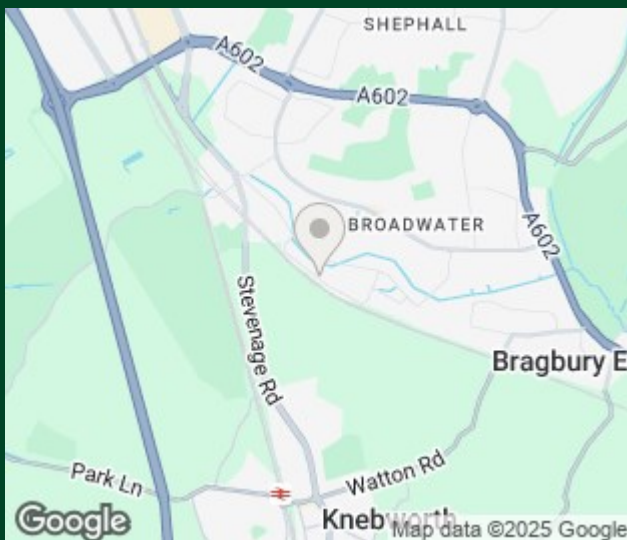
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1,5 m

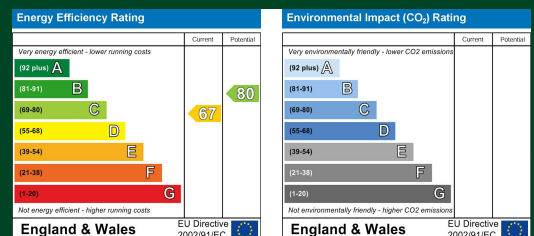
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Council Tax Details

Band: C



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