



Bray Drive, Great Ashby, Stevenage, SG1 6DH

WONDERFULLY PRESENTED, SPACIOUS and PRIVATELY POSITIONED Three Bedroom SEMI DETACHED Family Home with GARAGE and DRIVEWAY situated on the edge of Great Ashby close to a children's park. Feature include MODERN FITTED KITCHEN Opening Lounge Area and CONSERVATORY, Downstairs Cloakroom, Three Sizable Bedrooms, FITTED BATHROOM and ENSUITE to the Principle Bedroom, Viewing Highly Recommended.

£425,000

Bray Drive, Great Ashby, Stevenage, SG1 6DH

- Wonderfully Presented, Spacious and Privately Positioned Three Bedroom Family Home
- Situated on the Edge Of Great Ashby close to a Children's Park
- Lounge Area Opening to a Conservatory
- Three Sizeable Bedroom
- Viewing Strongly Recommended
- Garage and Driveway
- Modern Fitted Kitchen
- Downstairs Cloakroom
- Fitted Bathroom & Ensuite to the Principle Bedroom

Entrance Hallway

Laminate Flooring, Modern Radiator, Composite Door, Coved Ceiling, Understairs Cupboard, Stairs to 1st Floor Landing.

Downstairs W.C

Low Level W.C, Wash Basin with Tiled Splash Back, Single Panel Radiator, Tiled Flooring.

Lounge Area

Laminate Flooring, Up Lighters, T.V Point, Remote Control Gas Fire, Modern Wall Mounted Radiator, Opening to Kitchen Area, Brick Featured Wall.

Kitchen Area

Roll Top Work Surfaces, Gas Hob and Electric Oven, Tiled Splash Back, Sink with Mixer Tap, Media Wall, Double Glazed Window to Front Aspect, Space for Washing Machine, Glow Worm Wall Mounted Boiler, Built in Microwave and Dishwasher, Cupboards at Eye and Base Level.

Conservatory

Laminate Flooring, French Doors Opening to Garden, Power and Lighting, Glass Roof Construction.

Landing

Doors to all rooms, Smoke Alarm, Storage Cupboard, Stairs to 1st Floor Landing, Double Glazed Window to Front Aspect.

Family Bathroom

Vinyl Flooring, Low Level W.C, Wash Basin with Tiled Splash Back, LED Spot Lighting, Bath and Mixer Tap, Heated Towel Rail, Extractor Fan, Double Glazed Window to Side & Front Aspect, Extractor Fan.

Bedroom Two

Laminate Flooring, Double Glazed Window to Rear Aspect, Coved Ceiling, Single Panel Radiator.

Bedroom Three

Coved Ceiling, Single Panel Radiator, Double Glazed Window to Front Aspect.

2nd Floor Landing

Door to Bedroom One.

Bedroom One

3 x Eve Storage, Double Glazed Bay Window to Front Aspect, Panelled Wall, Laminate Flooring, Cupboard with Boiler Mate, Door to Ensuite, Loft Access.

Ensuite

Low Level W.C, Shower Cubicle with Mains Shower, Vinyl Flooring, Extractor Fan, Shaver Point, Tiled Splash Back, Heated Towel Rail.

Rear Garden

Large Patio Area, Laid to Lawn, Side Gated Access, Timber Fencing.

Front Garden

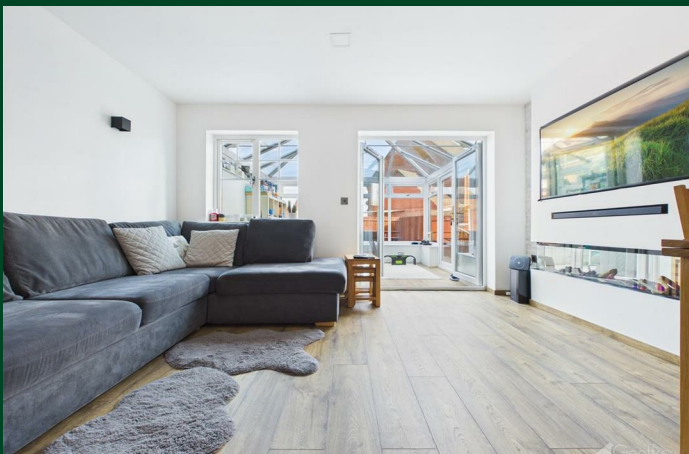
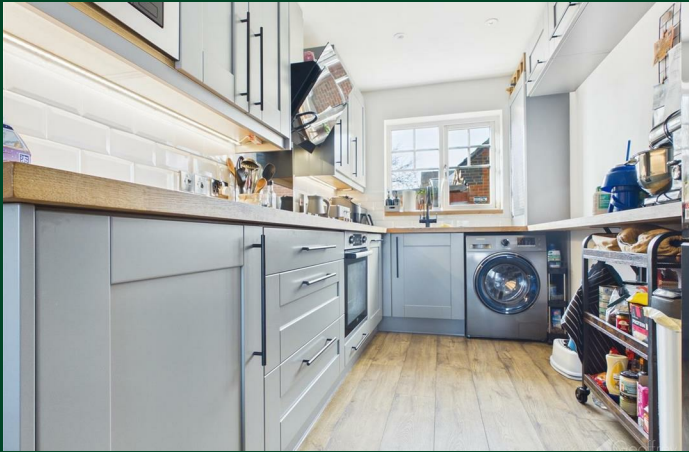
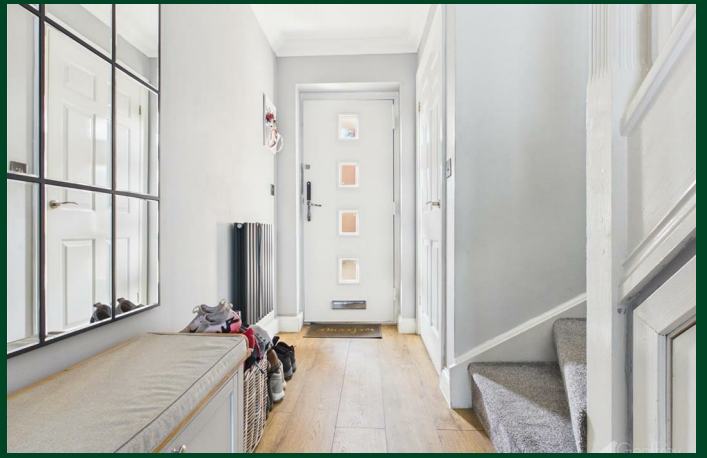
Private and Gated, Patio Area, Laid to Lawn. Outside Tap.

Garage and Driveway

Located to the front of the property, En-bloc is the right hand garage in the block of three, Metal Up and Over Door.

Local Information

Bray Drive is on the edge of Great Ashby offering excellent rural walks across countryside towards Weston and Graveley, this particular property has rural views over countryside.



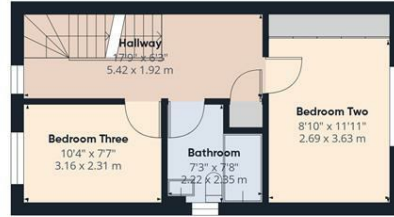




Floor Plan



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1212 ft²
112.4 m²

Reduced headroom
4 ft²
0.4 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.

GIRAFFE 360



Council Tax Details

Band: C

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81-91) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs					
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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