



Angle Ways, Stevenage, SG2 9AW

£340,000



PEACEFULLY LOCATED and Much Improved Three Bedroom FAMILY HOME with DRIVEWAY FOR TWO CARS and GARAGE to the Rear. The Property is Close to Amenities and Shephalbury/Fairlands Valley Parks. Features Include, FITTED KITCHEN, Lounge/Diner, Conservatory, Utility Room Opening to Inner Lobby, Three Sizeable Bedrooms, Fitted Bathroom, Delightful Rear Garden with Door to Garage, Viewing Highly Recommended.



Entrance Hallway 7'8 x 3'2 (2.34m x 0.97m)
Double Glazed Door and Window to Front Aspect, Stairs to 1st Floor Landing, Smoke Alarm, Door to Kitchen and Lounge Area.

Fitted Kitchen (Installed in 2019) 12'6 x 7'3 (3.81m x 2.21m)
Stainless Steel Sink and Mixer Tap, Tiled Flooring, Under Unit Lighting, Space for Washing Machine and Electric Cooker, Extractor Fan, Double Glazed Window to Rear Aspect, Door to Utility Room, Heated Towel Rail.

Lounge/Diner 20'8 x 10'7 (6.30m x 3.23m)
Coved Ceiling, T.V Point, 2 x Single Panel Radiator, Dimmer Switch, Door Opening Conservatory.

Conservatory 9'11 x 15'8 (3.02m x 4.78m)
Laminate Flooring, 2 x Double Window to Rear Aspect, French Doors Opening to Garden.

Utility Room 7'7 x 5'10 (2.31m x 1.78m)
Tiled Flooring, Double Glazed Door to Rear Garden and Door to Inner Lobby, Meter Cupboard.

Inner Lobby 2'8 x 2'8 (0.81m x 0.81m)
Viessmann Wall Mounted Boiler (installed in 2011), Tiled Flooring, Double Glazed Door to Front Aspect.

Landing 5'3 x 6'2 (1.60m x 1.88m)
Doors to all rooms, Storage Cupboard.

Bedroom One 9'5 x 14'0 (2.87m x 4.27m)
Single Panel Radiator, Double Glazed Window to Front Aspect, Coved Ceiling, Large Storage Cupboard.

Bedroom Two 10'10 x 9'6
Single Panel Radiator, Coved Ceiling, Double Glazed Window to Rear Aspect.

Bedroom Three 10'11 x 6'0 (3.33m x 1.83m)
Double Glazed Window to Front Aspect and Rear Aspect, Single Panel Radiator.

Bathroom (installed in 2014) 5'4 x 7'3 (1.63m x 2.21m)
Double Glazed Window to Rear and Side Aspect, Enclosed Low Level W.C with Roll Top Surface, Tiled Flooring, Heated Towel Rail, Bath and Mixer Tap with Shower Attachment, Extractor Fan, Fully Tiled Surround, Glass Shower Screen.

Delightful Rear Garden
Laid to Lawn, Door to Garage, Timber Fencing with Concrete Posts, Mature Trees and and Array of Flowers and Plants.

Garage
Power and Lighting, Metal Up and Over Door, Door to Rear Garden.

Front Driveway
Block Paved Driveway for 2 Cars.

Local Information
Angle Ways is ideally located close to amenities and is located close to Shephalbury and Fairlands Valley Parks.

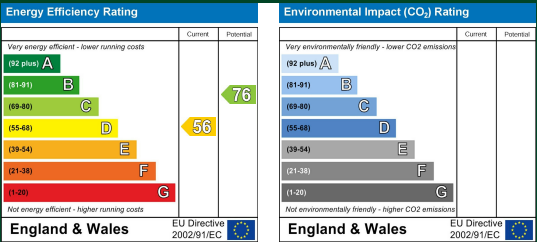
Area Map



Floor Plans



Energy Efficiency Graph



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