



## Archer Road, Pin Green, Stevenage, SG1 5QR

MODERNISED and SPACIOUS Three Bedroom FAMILY HOME situated in a Peaceful location situated close to Hampston Park in Pin Green within Easy walking distance to Fairlands Valley Park, Stevenage New Town, Old Town and Mainline Train Station. Features include FITTED KITCHEN, Lounge, DINING ROOM, Utility Room, Downstairs Cloakroom, Fully Re-wired in 2016, TWO DOUBLE BEDROOMS and One Single Bedroom, Fitted Bathroom, Front and Rear Gardens, OFFERED CHAIN FREE.

£320,000

# Archer Road, Pin Green, Stevenage, SG1 5QR

- Fully Modernised Three Bedroom Family Home situated in a Peaceful location
- Fitted Kitchen
- Dining Room
- Downstairs Cloakroom
- Fitted Bathroom
- Located close to an Open Green Area in Pin Green
- Lounge
- Utility Room
- Two Double Bedrooms and One Single
- Front and Rear Gardens

## Entrance Hallway

Double Glazed Door to Front Aspect, Tiled Flooring, Electric Meter Cupboard with New Consumer Unit, Stairs to 1st Floor Landing, Doors to Downstairs Cloakroom, Utility Room, Kitchen and Lounge, Tiled Flooring, Single Panel Radiator.

## Fitted Kitchen

11'4" x 9'6" (3.45 x 2.90)

Roll Top Work Surfaces, Halogen Hob with Extractor Fan, Electric Oven, Roll Top Work Surfaces, Stainless Steel Sink and Mixer Tap, Double Glazed Window to Front Aspect, Cupboards at Eye and Base Level, Tiled Flooring, Opening to Dining Area, Under Stairs Cupboard, Build in Fridge.

## Dining Room

9'7" x 7'11" (2.92 x 2.41)

Single Panel Radiator, Double Glazed Window to Front Aspect, Tiled Flooring.

## Lounge

16'8" x 11'1" (5.08 x 3.38)

Tiled Flooring, French Doors Opening to Rear Garden, T.V Point, Single Panel Radiator.

## Fitted Utility Room

5'7" x 9'7" (1.70 x 2.92)

Single Panel Radiator, Tiled Flooring, Double Glazed Window to Rear Aspect, Roll Top Work Surfaces, Cupboard at Base Level, Modern Tiled Splash Back, Plumbing for Washing Machine and Vent for Tumble Dryer.

## Downstairs W.C

Single Panel Radiator, Tiled Flooring, Extractor Fan, Hand Basin with Tiled Splash Back, Low Level W.C,

## Stairs and Landing

Newly Carpeted, Loft Access, Doors to all Rooms, Doorway to Airing Cupboard with Baxi Combi Boiler enclosed.

## Bedroom One

14'5" x 10'1" (4.39 x 3.07)

Single Panel Radiator, Wooden Laminate Flooring, Double Glazed Window to Rear Aspect, T.V Point, Triple Build In Wardrobe.

## Bedroom Two

14'1" x 8'4" (4.29 x 2.54)

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

## Bedroom Three

12'2" x 7'1" (3.71 x 2.16)

Laminate Flooring, Single Panel Radiator, Double Glazed Window to Front Aspect, Over Stairs Cupboard.

## Modernised Bathroom

Low Level W.C, Wash Basin with Tiled Splash Back, Bath with Mixer Tap and Shower attachment, Heated Towel Rail, Double Glazed Window to Front Aspect, Tiled Flooring.

## Front Garden

Laid to Lawn, Pathway leading to Front Door.

## Rear Garden

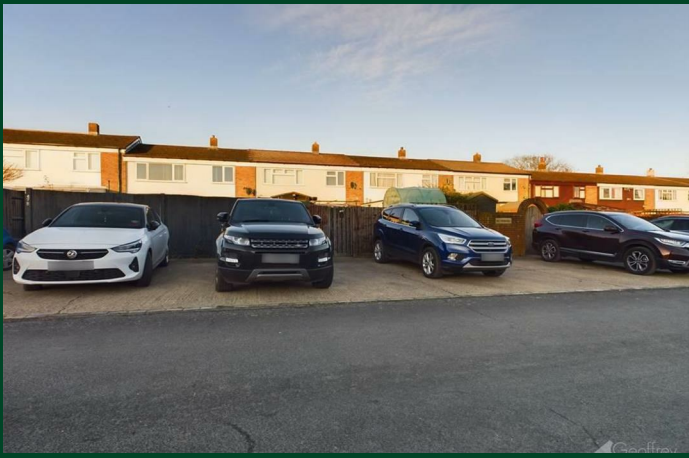
Laid to Lawn, Patio Area, Timber Fencing, Rear Gated Access, Shrub and Trees, Outside Tap.

## Local Information

Archer Road is situated in the Lower Pin Green Area of Stevenage, which is close proximity to Stevenage New Town, Old Town, Stevenage Mainline Station and Fairlands Valley Park.

Close to the property is a Green Area ideal for Families and Dog walkers alike.









Geoffrey  
Matthew

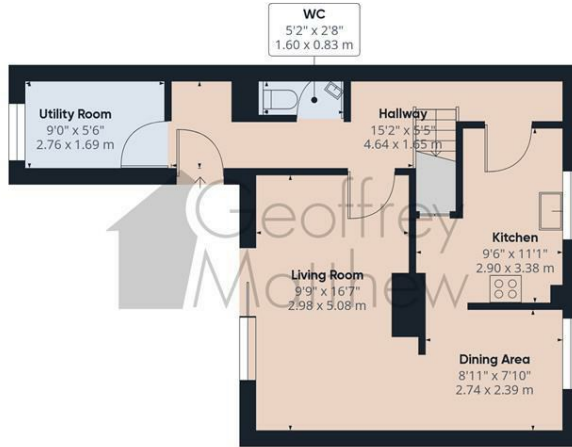


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Matthew

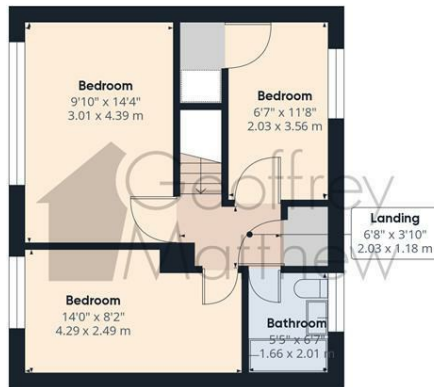




# Floor Plan



Floor 0



Floor 1

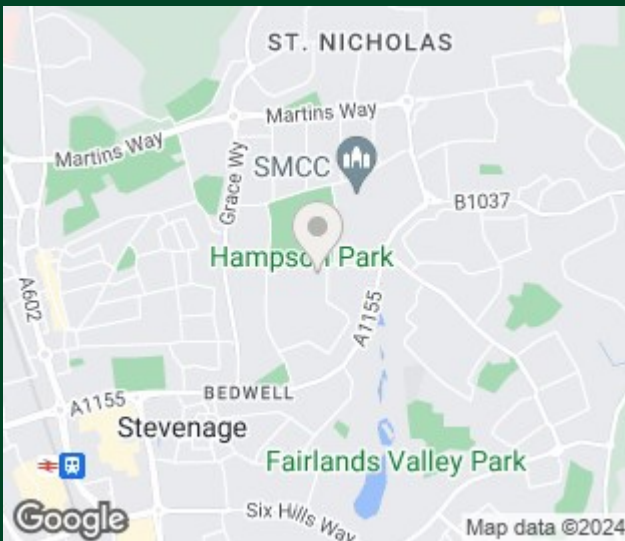


**Approximate total area<sup>m</sup>**  
925.81 ft<sup>2</sup>  
86.01 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



## Council Tax Details

Band: C

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

Old Harlow: 01279 444988    Email: harlow@geoffreymatthew.co.uk  
Great Ashby: 01438 740111    Email: greatashby@geoffreymatthew.co.uk