



Blackdown Close, Stevenage, SG1 6AX

**** CHAIN FREE **** Geoffrey Matthew Are Delighted To Offer For Let this delightful Three Bedroom Semi Detached House. Situated In The Heart Of Great Ashby Which In Turn Sits In The Catchment For ROUND DIAMOND SCHOOL, Along With Its Selection Of Local Shops And Amenities. Internally The Property Features A Large Kitchen/Diner, Generous Size Lounge, Downstairs WC, Good Size Bedrooms, Family Bathroom and En-suite. Externally Benefiting From Garage & Block Paved Drive. Front And Enclosed Rear Garden. CHAIN FREE !!!!!

Offers In Excess Of £390,000

Blackdown Close, Stevenage, SG1 6AX

- CHAIN FREE
- GREAT ASHBY
- DINER
- CATCHMENT FOR ROUND DIAMOND SCHOOL
- WALLED REAR GARDEN
- THREE BEDROOM SEMI DETACHED
- LOUNGE
- KITCHEN
- BATHROOM & EN-SUITE
- GARAGE & DRIVE

ENTRANCE HALL WAY

With access via a partly glazed steel frame door, laminate flooring, single panel radiator, coving to the ceiling, fuse box.

DOWNSTAIRS CLOAKROOM

Fitted with a close coupled WC, hand wash basin and pedestal, tiled splash backs, a continuation of the wood effect laminate flooring, a single panel radiator and a frosted UPVC double glazed window.

LOUNGE

15'2"x 12'3" (4.62m"x 3.73m")

A generous size lounge with a UPVC box bay window to the front aspect, single and double panel radiators, coving to the ceiling, a built in under stairs storage cupboard, a continuation of the wood effect laminate flooring and opening on to the dining area.

DINING AREA

9'5"x 7'7" (2.87m"x 2.31m")

A comfortable size dining area with a continuation of the wood effect laminate flooring, a single panel radiator, sliding double glazed patio doors and a UPVC double glazed window to the side aspect.

KITCHEN

10'8"x 7'4" (3.25m"x 2.24m")

Fitted with a good range of both wall and base units, square edge work surfaces with an inset resin one and half bowl sink and drainer with chrome mixer tap over, spaces for washing machine, dishwasher and fridge freezer, wood effect laminate flooring, cupboard housing gas boiler, electric oven, four ring gas hob with extractor fan over, tiled splash backs and a UPVC double glazed window to the rear aspect.

CONSERVATORY

9'7"x 8'7" (2.92m"x 2.62m")

UPVC constructed conservatory with tiled flooring, power points and UPVC French patio doors to the garden.

STAIRS TO FIRST FLOOR LANDING

with a UPVC double glazed window to the side aspect, access

to the loft space, coving to the ceiling, single panel radiator and a built in cupboard housing the hot water cylinder.

BEDROOM ONE

11'3"x 9'1" (3.43m"x 2.77m")

A double bedroom with two UPVC double glazed window to the front aspect, single panel radiator, two built in wardrobes, coving to the ceiling and a door to the en-suite.

EN-SUITE

Fitted with a fully enclosed shower cubicle and wall mounted shower with chrome fittings, a close coupled WC, hand wash basin and pedestal, partly tiled walls and ceramic tiled flooring, single panel radiator, extractor fan and inset lighting..

BEDROOM TWO

10'3"x 8'10" (3.12m"x 2.69m")

Again a double bedroom with a UPVC double glazed window to the rear aspect, single panel radiator, coving to the ceiling.

BEDROOM THREE

6'11"x 9'10" (2.11m"x 3.00m")

A good size single bedroom with two UPVC double glazed windows to both front a side aspects, single panel radiator, coving to the ceiling.

BATHROOM

Fitted with a panel surround bath and chrome period style mixer tap with shower attachment, close coupled WC, hand wash basin, partly tiled walls and ceramic tiled flooring, extractor fan, inset lighting, electric shaving point, two frosted UPVC double glazed windows and a single panel radiator.

REAR GARDEN

A partially walled rear garden, with a paved patio area, small brick holding wall and steps to the central raised garden area, well stocked planted borders, gated rear access, external tap and lighting.

GARAGE & DRIVE

With an up and over door, power and lighting, eave storage. whilst there is a drive block paved drive for one car





Floor Plan



Floor 0



Floor 1

Approximate total area⁽¹⁾
924.7 ft²
85.91 m²

(1) 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.

GIRAFFE360



Council Tax Details

North Hertfordshire District Council Band: D

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	86	(81-91) A	
(81-91) B		(69-80) B	
(69-80) C	69	(55-68) C	
(55-68) D		(39-54) D	
(39-54) E		(21-38) E	
(21-38) F		(1-20) F	
(1-20) G		(1-20) G	1
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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