



## Goddard End, Close to Aston, Stevenage, SG2 7ER

PEACEFULLY LOCATED and RARELY AVAILABLE Four Bedroom DETACHED FAMILY HOME with GARAGE and DRIVEWAY for SEVERAL CARS Position Close to a Nature Reserve and Aston Village with NO ONWARD CHAIN. Feature include FITTED KITCHEN, Lounge Area with Wood Burner, Opening to CONSERVATORY, Downstairs W.C and Shower Room, Four Bedrooms, FAMILY BATHROOM, Spacious Rear Garden, VIEWING HIGHLY RECOMMENDED.

£540,000

# Goddard End, Close to Aston, Stevenage, SG2 7ER

- Peacefully Located and Rarely Available Four Bedroom Detached Family Home
- Offered with NO ONWARD CHAIN
- Lounge with Wood Burner Opening to Conservatory
- Four Bedrooms
- Highly Desirable Location
- Close to Nature Reserve and Aston Village
- Fitted Kitchen Area
- Family Bathroom
- Spacious Rear Garden
- Viewing Strongly Recommended

## Entrance Hallway

5'3 x 3'7 (1.60m x 1.09m )

Double Glazed Door to Front Aspect, Coved Ceiling, Door Opening to Lounge Area, Double Glazed Window to Side Aspect.

## Downstairs W.C and Shower Room

8'3 x 2'6 (2.51m x 0.76m )

Low Level W.C, Shower Cubicle with Mains Shower, Vinyl Flooring, Double Glazed Window to Side Aspect, Extractor Fan.

## Lounge Area with Wood Burner

16'7 x 14'11 (5.05m x 4.55m )

Stairs to 1st Floor Landing, Sliding Patio Door Opening to Conservatory, Coved Ceiling, T.V Point, Double Doors to Dining Area.

## Dining Area

8'7 x 11'2 (2.62m x 3.40m )

Coved Ceiling, Bay Window to Front Aspect, Single Panel Radiator.

## Conservatory

17'5 x 8'10 (5.31m x 2.69m )

Laminate Flooring, Door Opening to Garden.

## Fitted Kitchen Area

7'9 x 11'10 (2.36m x 3.61m )

Roll Top Work Surfaces with upstands, John Lewis Built in Hob, Resin Sink and Drainer, Space for Washing Machine, Wall Mounted Baxi Boiler, Extractor Fan, Extractor Fan, Double Glazed Window to Rear Aspect, Vinyl Flooring, Double Glazed Window to Rear Aspect, Display Cabinet, Utility Area, Under Lighting, Cupboards at Eye and Base Level, Built in Fridge/Freezer.

## Landing

9'0 x 8'8 (2.74m x 2.64m )

Doors to all rooms, Loft Access, Double Glazed Window to Front Aspect.

## Bedroom One

10'2 x 11'9 (3.10m x 3.58m )

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

## Bedroom Two

10'2 x 8'7 (3.10m x 2.62m )

Single Panel Radiator, Double Glazed Window to Rear Aspect.

## Bedroom Three

6'2 x 8'5 (1.88m x 2.57m )

Single Panel Radiator, Double Glazed Bay Window to Rear Aspect.

## Bedroom Four

6'1 x 6'9 (1.85m x 2.06m )

Single Panel Radiator, Bay Window to Front Aspect.

## Family Bathroom

7'4 x 6'7 (2.24m x 2.01m )

Low Level W.C, Bath and Mixer Tap with Hand Basin, Tiled Flooring, Spot Lighting, Double Glazed to Rear Aspect, Wash Bain with Vanity Cupboard, Heated Towel Rail.

## Garage and Driveway

17'5 x 8'10 (5.31m x 2.69m )

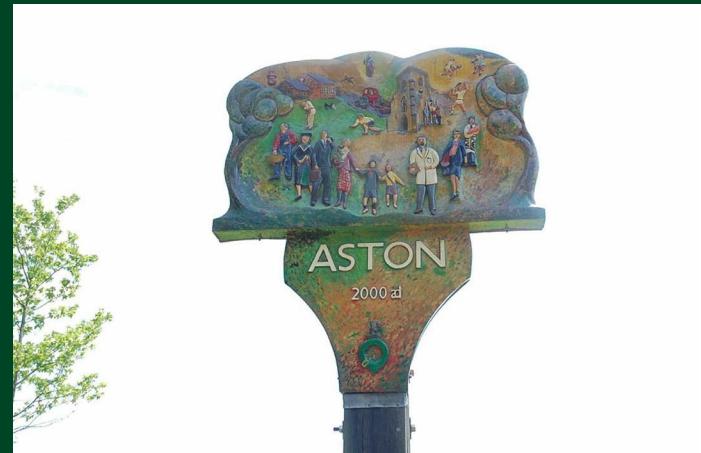
Power and Lighting, Electric Roller Door, Driveway for Several Cars which is a communal arrangement with next door.

## Local Information

The road itself is a quiet no through road situated on the very edge of Stevenage whilst also bordering on Aston Village, and the development in turn is surrounded by a nature reserve as well as the local water meadow and views of Stevenage public golf course. Whilst also offering excellent road connections to both A1(M) and A10 and also being only a short journey from Stevenage & Knebworth train station

## Rear Garden

Laid to Lawn, Patio Area, Outside Tap, Decking Area. Side Gated Access.



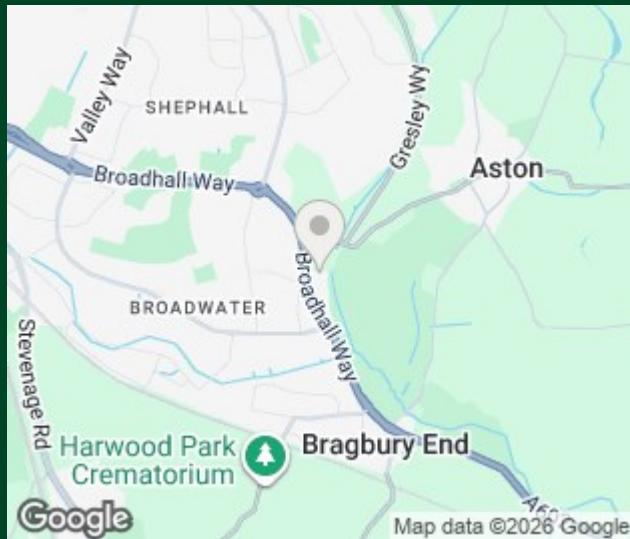


Geoffrey  
Matthew



Geoffrey  
Matthew

# Floor Plan



## Council Tax Details

Band: F

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Old Harlow: 01279 444988  
Great Ashby: 01438 740111

Email: harlow@geoffreymatthew.co.uk  
Email: greatashby@geoffreymatthew.co.uk