



## Sefton Road, Martins Wood, Stevenage, SG1 5RW

SPACIOUS AND PEACEFULLY LOCATED Three Bedroom End Of Terraced FAMILY HOME located in the Highly Regarded Martins Wood. Features include KITCHEN AREA, Lounge Area, Downstairs Cloakroom, Entrance Hallway, Separate Dining Room, THREE SPACIOUS BEDROOMS, Bathroom, Spacious Rear Garden, Overlooking School Playing Fields, Within Good Catchment for Both Primary and Secondary Schools, NO ONWARD CHAIN, Viewing Strongly Recommended

£325,000

# Sefton Road, Martins Wood, Stevenage, SG1 5RW

- Spacious and Peacefully Located Three Bedroom End Of Terraced
- Downstairs W.C
- Kitchen Area
- Separate Dining Area
- No Onward Chain
- Highly Regarded Martins Wood Location
- Large Rear Garden
- Lounge Area
- Within Good Catchment for Both Primary and Secondary Schools
- Viewing Strongly Recommended

## Entrance Hallway

9'1 x 10'10 (2.77m x 3.30m )

## Downstairs W.C

## Rear Lobby

7'1 x 2'7 (2.16m x 0.79m )

## Utility Room

5'11 x 9'2 (1.80m x 2.79m )

## Lounge Area

10'9 x 14'4 (3.28m x 4.37m )

## Kitchen

9'0 x 7'3 (2.74m x 2.21m )

## Dining Room

8'9 x 8'0 (2.67m x 2.44m)

## Landing

8'8 x 2'9 (2.64m x 0.84m)

## Bedroom One

9'0 x 15'8 (2.74m x 4.78m)

## Bedroom Two

10'8 x 8'10 (3.25m x 2.69m )

## Bedroom Three

11'2 x 6'4 (3.40m x 1.93m )

## Bathroom

6'2 x 5'8 (1.88m x 1.73m )

## Rear Garden

## Local Information

This Property is situated within Martinswood which offers Catchment of Martinswood Junior School and Noble Secondary School which is a short distance from the property is the Pin Green Shopping Area which has an excellent Butchers, along with an array of other local shops, there is also excellent bus links to Stevenage Town Centre.



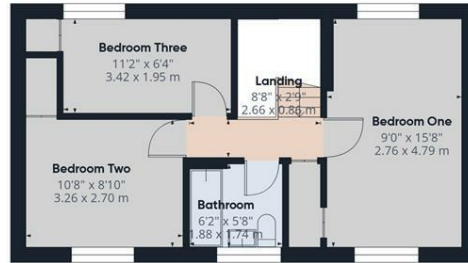




# Floor Plan



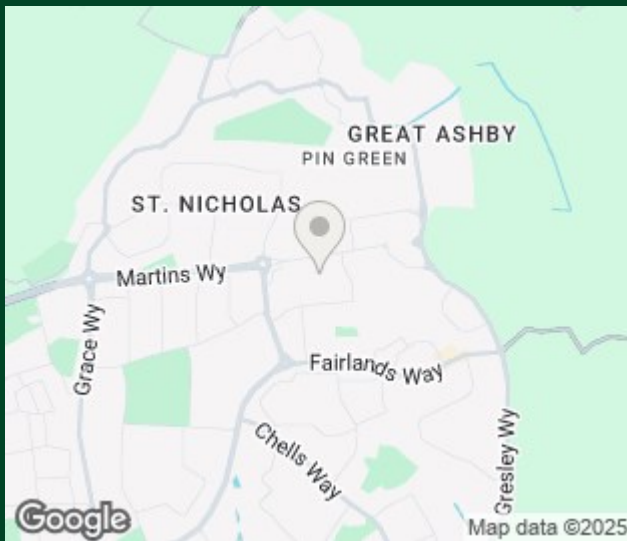
**Approximate total area<sup>m</sup>**  
 923 ft<sup>2</sup>  
 85.7 m<sup>2</sup>



(1) Excluding balconies and terraces

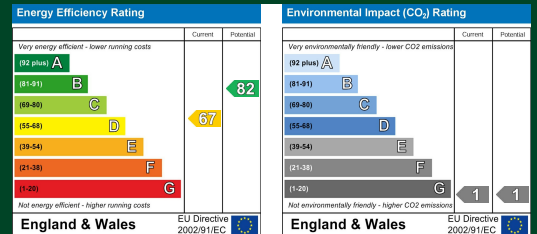
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Council Tax Details

Stevenage Council Band: C



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