



## Dawlish Close, Bragbury End, Stevenage, SG2 8UQ

GUIDE PRICE £510,000 - £520,000 PEACEFULLY LOCATED and Spacious THREE BEDROOM DETACHED Family Home with GARAGE and DRIVEWAY FOR 3 CARS Offering Huge Potential. Situated in the Desirable BRAGBURY END backing onto the STEVENAGE BROOK within Easy Access to Knebworth Train Station. Features include, KITCHEN AREA, 21FT LOUNGE AND DINING ROOM, Downstairs W.C, THREE DOUBLE BEDROOMS, Refitted Shower Room, Wonderful Rear Garden Backing onto the Brook, NO ONWARD CHAIN, Viewing Strongly Recommended.

Guide Price £510,000

# Dawlish Close, Bragbury End, Stevenage, SG2 8UQ

- Peacefully Located and Spacious Three Bedroom Detached Family Home
- Situated in the Desirable Bragbury End Backing onto the Stevenage Brook
- Kitchen Area
- Downstairs W.C
- Refitted Shower Room
- Garage and Driveway with Three Cars
- Easy Access to Knebworth Station and Local Bragbury End Shops
- 21ft Lounge and Dining Area
- Three Double Bedrooms
- No Onward Chain

## Entrance Hallway

5'0 x 12'3 (1.52m x 3.73m)

## Downstairs Cloakroom

4'8 x 6'1 (1.42m x 1.85m )

## Lounge and Dining Room

11'2 x 21'3 (3.40m x 6.48m )

## Kitchen Area

10'1 x 8'7 (3.07m x 2.62m )

## Landing

2'9 x 7'11 (0.84m x 2.41m)

## Bedroom One

9'9 x 11'10 (2.97m x 3.61m)

## Bedroom Two

9'9 x 11'10 (2.97m x 3.61m)

## Bedroom Three

9'8 x 8'9 (2.95m x 2.67m)

## Fitted Shower Room

9'7 x 6'3 (2.92m x 1.91m )

## Large Rear Garden

## Garage and Driveway

17'3 x 8'3 (5.26m x 2.51m )

## Front Garden

## Local Information

Dawlish Close is situated in Bragbury End and is ideally situated for access to Knebworth, which offers a Train Station with Links to London Kings Cross. Also there is excellent links to the Hertford, Ware and the A10.







# Floor Plan



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



**Approximate total area<sup>m</sup>**  
1010 ft<sup>2</sup>  
94.1 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.

GIRAFFE 360



## Council Tax Details

Band: D

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>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(61-81) <b>B</b>		
(69-80) <b>C</b>			(49-60) <b>C</b>		
(55-68) <b>D</b>			(35-48) <b>D</b>		
(39-54) <b>E</b>			(20-34) <b>E</b>		
(21-38) <b>F</b>			(11-19) <b>F</b>		
(1-20) <b>G</b>			(1-10) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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