



12 Orchard Crescent  
Stevenage, SG1 3EW  
Guide price £475,000



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, Stevenage, SG1 3EW

Guide Price £475,000 to £500,000.

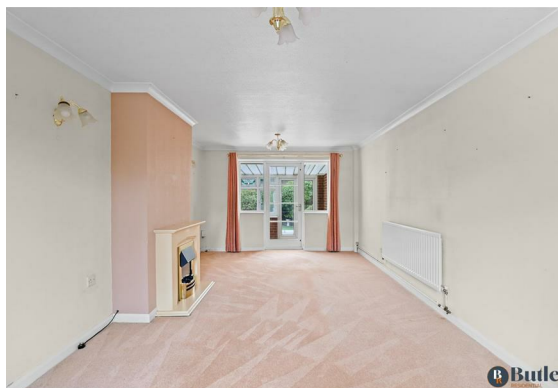
Located in Stevenage Old Town is this two/ three bedroom, semi-detached property with off road parking and a garage.

Step inside an entrance porch which leads through to a bright and welcoming hallway. To the right is a generously sized lounge/ dining room, featuring dual-aspect views to the front and rear, and a central electric fire with surround. Continuing through the lounge is a conservatory, offering space for a seating area the perfect spot to enjoy the west-facing garden.

Across the entrance hall is an additional reception room, ideal as a bedroom or dining area for hosting family and friends. The kitchen is a contemporary space, finished with white gloss cabinets, black worktops, and stylish feature tiling. A breakfast bar provides a great option for informal dining and offers lovely views out to the garden. Completing the ground floor is a convenient W/C.

Upstairs, there are two double bedrooms. Bedroom one is a bright and airy room with dual-aspect windows to the front and side. Mirrored built-in wardrobes offer ample storage space. Bedroom two also benefits from built-in wardrobes and a useful cupboard over the stairs. The modern three-piece bathroom includes a bath with shower over and a vanity sink unit, ideal for storing toiletries and cleaning products.

Outside, the west-facing garden features



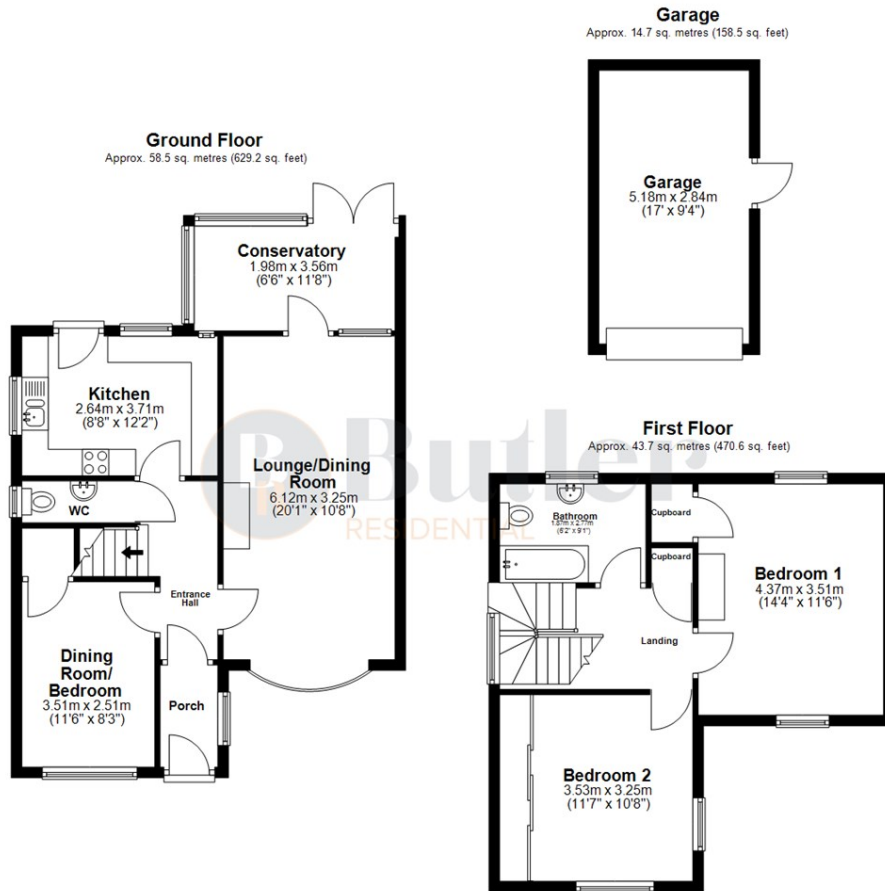


a large patio area suitable for garden furniture, a neat lawn with shrub borders, a shed for storage, and a greenhouse area for growing your own flowers or produce. Access to the front of the property is via a side gate, leading to the garage and driveway. To the front, there is an additional garden area with shingle borders, shrubs, and off-street parking for up to three cars.

### What's in the area



## Floor Plan



Total area: approx. 116.9 sq. metres (1258.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or representation. The floor plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

## Viewing

Please contact us on 01438 584400 if you wish to arrange a viewing appointment for this property or require further information.

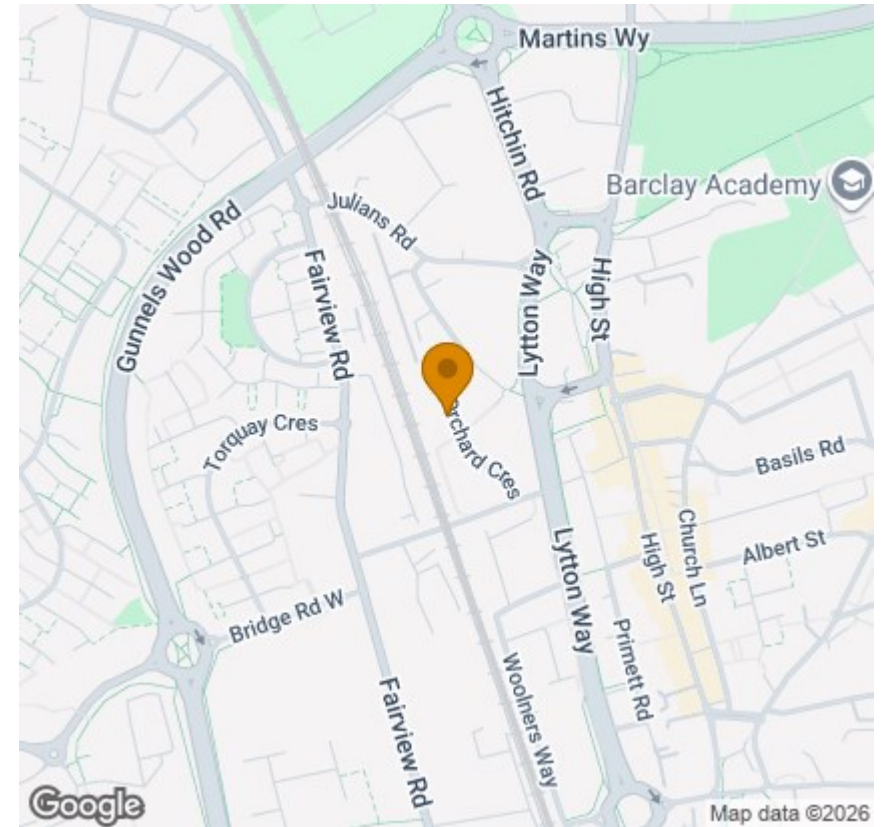
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**Address:** Suite 2, First Floor, Unit B, Balbir House Norton Green Road, Stevenage, SG1 2LP

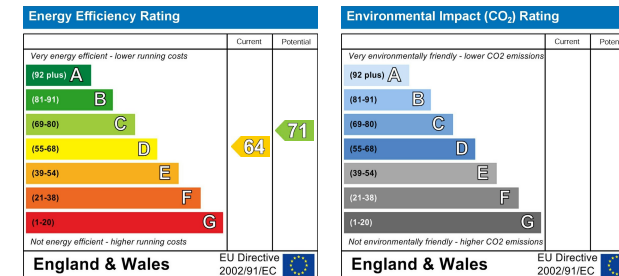
**Tel:** 01438 584400

**Email:** hello@butlerresidential.co.uk

## Area Map



## Energy Efficiency Graph



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