



## 10 Angotts Mead, Stevenage, SG1 2NJ

**£435,000**

Guide Price £435,000 - £445,000

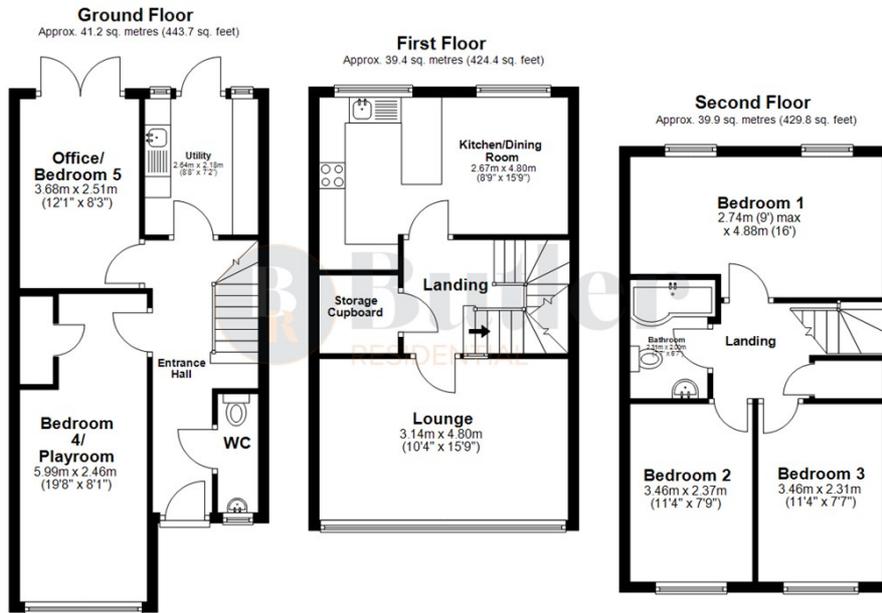
Located in Stevenage is this four/ five bedroom townhouse, with off road parking.

Step inside a welcoming entrance hall with stylish Karndean flooring underfoot. The property is set over three floors, with the first-floor home to the living accommodation. The lounge is a spacious room, flooded with natural light from a large window. Adjacent to the lounge is a modern kitchen and dining room. The kitchen has been finished with wood-effect and white cabinets, black worktops and metro tiles. Appliances include a gas hob, extractor fan, eye-level ovens, along with an integrated dishwasher. At the rooms centre is a breakfast bar perfect for informal dining, as well as space for a dining table, and fridge freezer.

### **What's In The Area**

Angotts Mead is ideally located within a short walk of Stevenage Old Town, which offers an excellent selection of pubs, cafés and restaurants, along with a wide range of independent shops, conveniently close at hand. Woolenwick day Nursery, and Junior School is just a stone's throw away, while for older children The Thomas Alleyne Academy is within comfortable walking distance. There are good transport links, with quick and easy access to the A1M, and Stevenage mainline station provides fast routes into London's Kings Cross/St Pancras, ideal for those needing to commute.

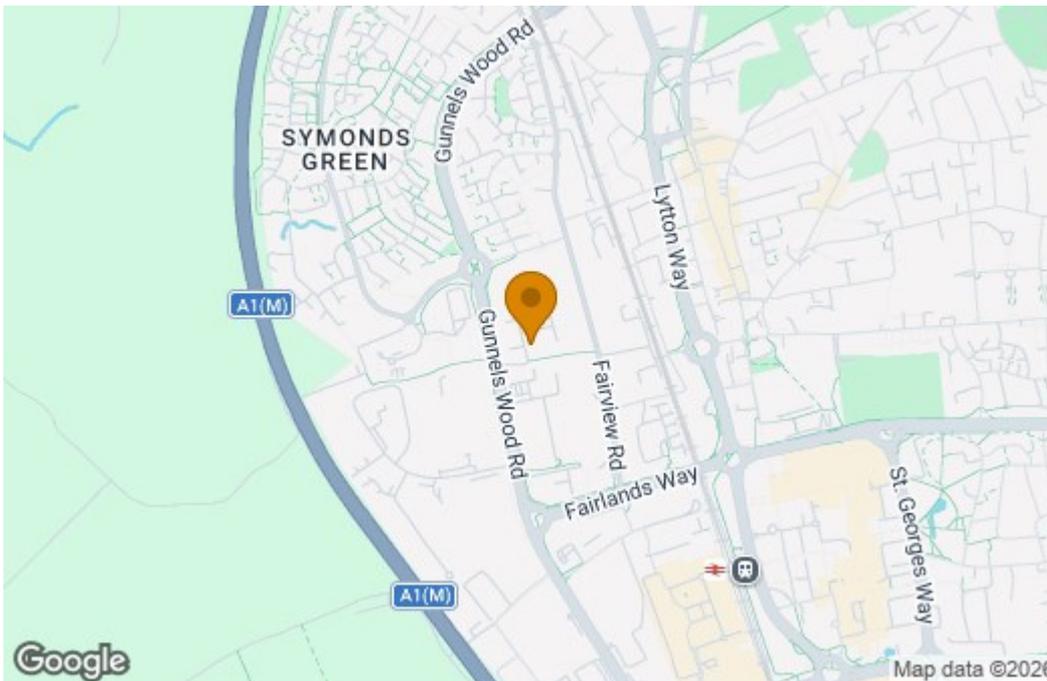
## Floor Plan



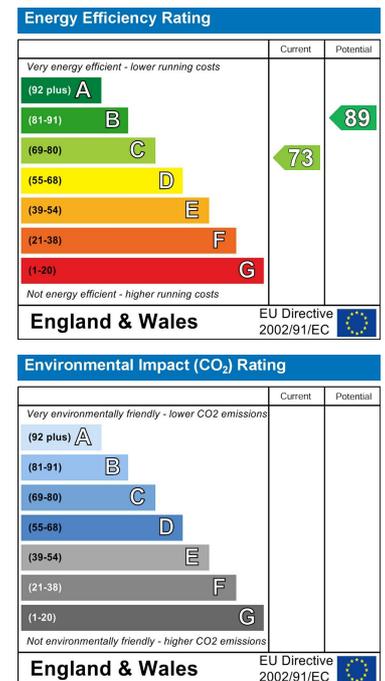
Total area: approx. 120.6 sq. metres (1297.9 sq. feet)

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.

## Area Map



## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Address:** Suite 2, First Floor, Unit B, Balbir House Norton Green Road, Stevenage, SG1 2LP  
**Tel:** 01438 584400  
**Email:** hello@butlerresidential.co.uk