



Brunel Road, Stevenage, SG2 0AD

£370,000



3



1



1

Brunel Road, Stevenage

Nestled in the desirable Chells location of Stevenage, this charming terraced house on Brunel Road offers a perfect blend of comfort and convenience. The property boasts a welcoming reception room that provides an ideal space for relaxation and entertaining guests.

With three well-proportioned bedrooms, this home is perfect for families or those seeking extra space. The bathroom is functional and well-maintained, catering to the needs of modern living.

One of the standout features of this property is the ample parking available for up to three vehicles via a driveway for two cars and en-bloc garage.

The large garden is a delightful outdoor space, perfect for enjoying sunny days, gardening, or simply unwinding in a tranquil setting. Its size offers plenty of potential for those with a green thumb or for families looking for a safe play area for children.

Conveniently located within walking distance to Tesco Express, daily shopping needs are easily met, making this property not only a lovely home but also a practical choice for busy lifestyles.







Entrance Hall:

Stairs to first floor, radiator and doors to:

Kitchen/Dining Room:

13'3 x 11'5

Fitted with a range of base and wall mounted units with contrasting roll edge worksurface incorporating single bowl sink with mixer tap and drainer, built in appliances, hob with extractor fan over, UPVC double glazed window to front and under stairs cupboard.

Living Room:

18' x 10'6

UPVC double glazed windows to rear and sliding doors opening to garden, radiator.

First Floor Landing:

Storage cupboard, loft access and doors to:

Bedroom One:

12'4 x 10'8

UPVC double glazed windows to rear and radiator.

Bedroom Two:

12'3 x 7'6

UPVC double glazed window to front and radiator.

Bedroom Three:

10'8 x 8'

UPVC double glazed window to rear and radiator.



Bathroom:

8'11 x 5'4

Wash hand basin with mixer tap and panel enclosed bath with mixer tap, UPVC double glazed window to front.

Separate WC:

Low level WC, opaque UPVC double glazed window to front.

Garden:

Paved patio seating area leading to lawn and enclosed by panel fencing, outside tap and light, shed and pedestrian gated side access.

Garage:

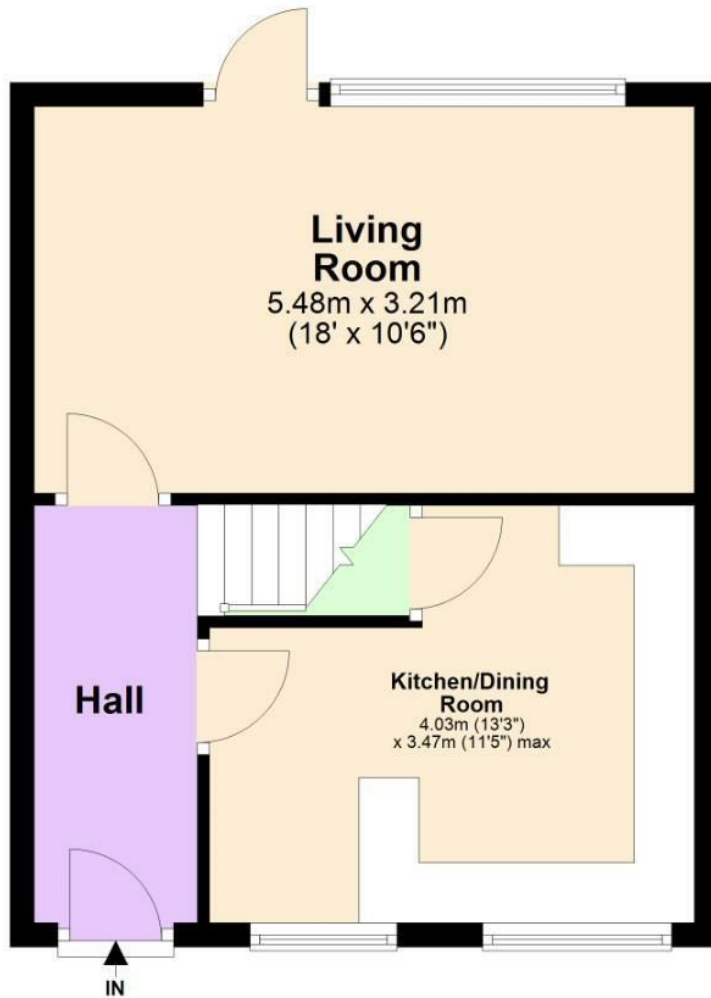
Located en-bloc with up and over door.

Driveway:

Providing off street parking for two cars.

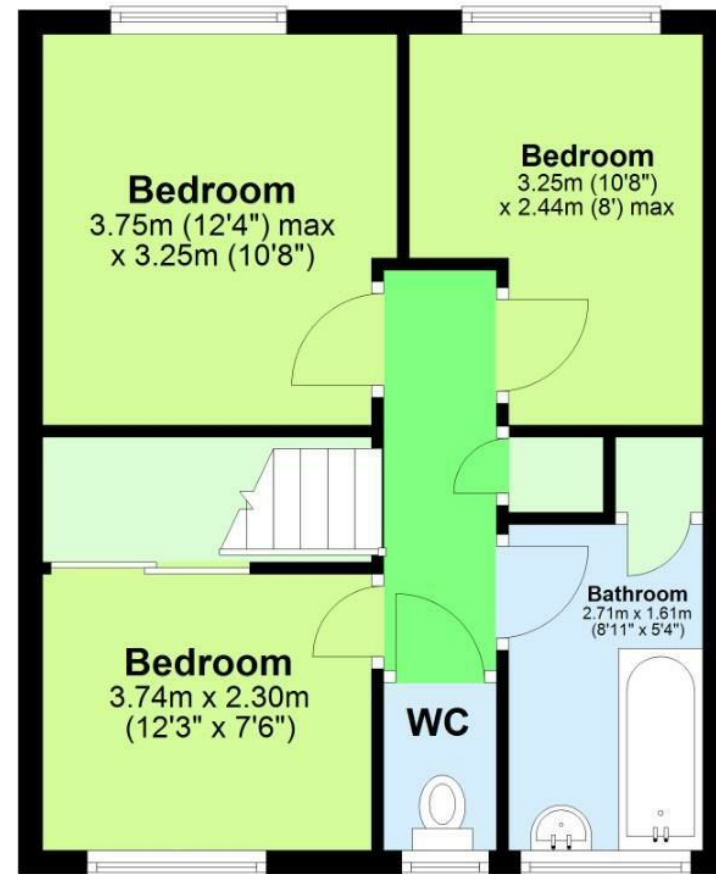
Ground Floor

Approx. 37.2 sq. metres (400.2 sq. feet)



First Floor

Approx. 37.2 sq. metres (400.2 sq. feet)



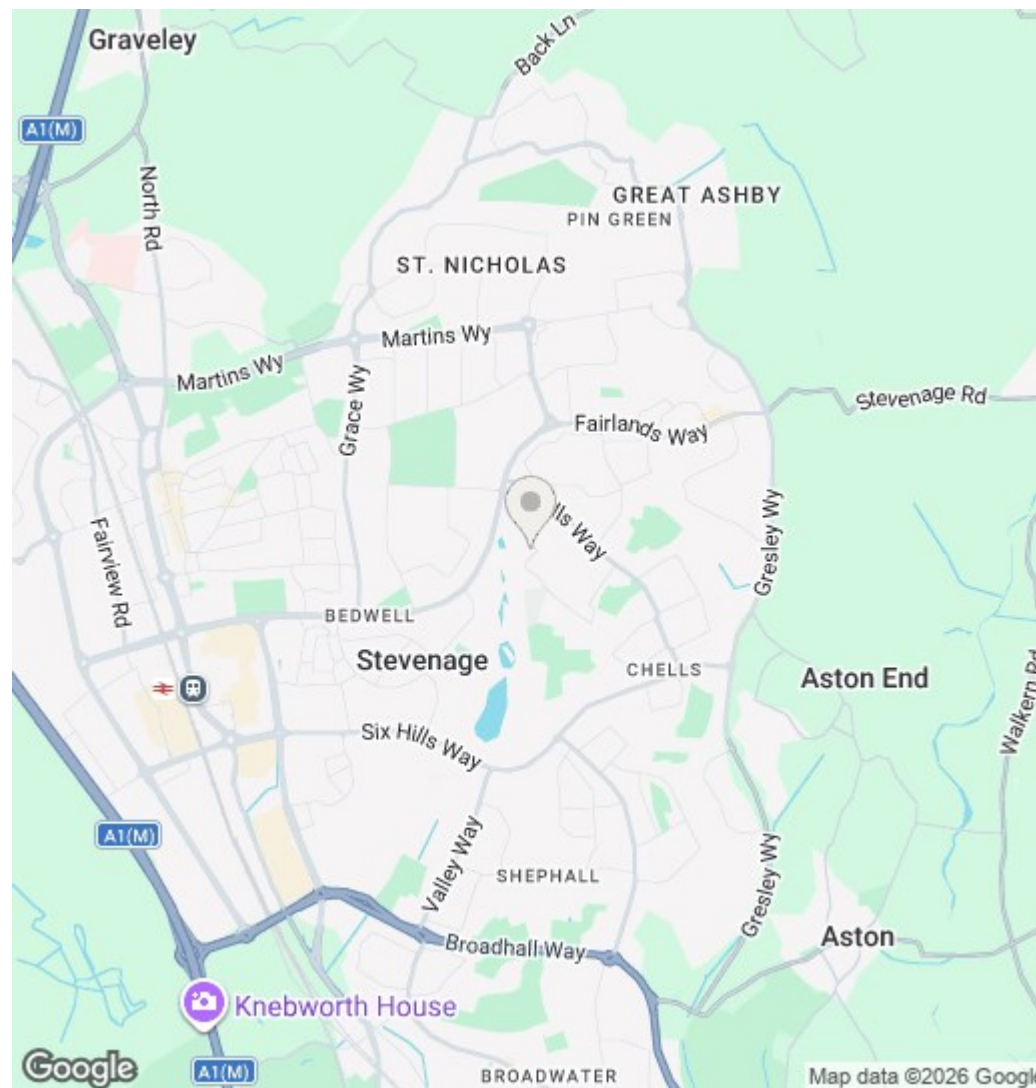
Total area: approx. 74.4 sq. metres (800.4 sq. feet)

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 ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



**mather
estates**
independent agents



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and must be considered incorrect.
3. Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.
- 4: Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
- 5: To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers, prior to any offer being formally accepted and a memorandum of sale being issued. We require all buyers to pay a fee of £30 inc vat to Mather Estates. You will then be required to provide your name, address, email, date of birth and ID to our nominated third party to confirm your identity.

129 High Street, Old Town, Stevenage, Herts, SG1 3HS
01438 748007 | stevenage@matherestates.com