





**\*\* GUIDE PRICE £370,000 - £380,000 \*\***

**CHAIN FREE**

**A really spacious four bedroom Townhouse situated in a small private development just off the Hertford Road area of Stevenage just one mile from Knebworth village.**

**The property has been well maintained by the current vendors and is well presented throughout. Offering excellent sized accommodation with plenty of space for a growing family. Set over three floors with a good size living/dining room, modern fitted kitchen with built-in appliances and a downstairs cloakroom on the ground floor. On the first floor the master bedroom which boasts an ensuite and a dressing room plus bedroom two and the family bathroom. On the top floor bedroom three which has an ensuite and bedroom four.**

**Externally a pleasant rear garden and immediately to the front of the property two parking spaces.**

**Hertford Road is easily accessible to local amenities including a parade of shops and walking distance to a Tesco supermarket and other retail outlets. Good local schools nearby. Excellent bus routes operate with services to the New Town and Railway Station. Knebworth village is a short drive away with further shopping facilities and a Railway Station.**



### Canopy Porch

Outside light.

### Entrance Hall

Entrance via a double glazed front door. Wood effect flooring. Coved ceiling. Single radiator. Room stat. Stairs to first floor.

### Downstairs Cloakroom

Vanity wash hand basin with taps, tiled splashback low level WC with push button flush. Fuse box. Frosted UPVC double glazed window to front.

### Kitchen

12'7" x 8'2" (3.84m x 2.49m)

Good range of wall and base units with roll top worksurfaces over, part tiled walls. 1½ bowl stainless steel sink unit and drainer with matching mixer taps and cupboards under. Built-in electric double oven with gas hob and modern extractor fan. Integrated fridge/freezer, washing machine and dishwasher. Cupboard housing wall mounted gas boiler serving central heating and domestic hot water (the vendor informs us is under Home Service plan and has been serviced regularly). Heating controls. Recessed downlighters, double radiator. UPVC double glazed window to the front.



### Lounge/Diner

16'10" x 15' (5.13m x 4.57m)

A bright and spacious room with UPVC double glazed

French doors out to the rear garden and a further UPVC double glazed window to the rear. Large built-in understairs storage cupboard. TV and telephone points, coved ceiling and a double radiator.



### Galleried First Floor Landing

Airing cupboard with lagged hot water tank. Single radiator, smoke detector (not tested).

### Master Bedroom

14'7" x 8'4" (4.45m x 2.54m)

UPVC double glazed window to the front. Telephone point, coved ceiling and a single radiator. Door to dressing room, door to ensuite.



### Dressing Room

Shelf and hanging rail, single radiator.

### Ensuite

Double shower unit with fitted shower unit with sliding glass doors. Low level WC with push button flush, part inset wash hand basin with mixer taps and cupboards under, wooden shelving the side. Part tiled walls, Shaver point, extractor fan, single radiator. UPVC double glazed frosted window to the front.



### Bedroom Two

12'6" x 8'4" (3.81m x 2.54m)

UPVC double glazed window to the rear. Single radiator.





### Family Bathroom

Panelled bath with mixer taps and shower attachment. Low level WC. Part inset wash hand basin with mixer taps with cupboards under and shelf to the side. Part tiled walls. Concealed cistern low level WC. Heated towel radiator, Shaver point. UPVC double glazed frosted window to the rear.

### Second Floor Landing

Access to loft which we understand is fully boarded with a ladder.

### Bedroom Three

11'10" x 9'1" (3.61m x 2.77m)

Velux window to the rear. Built-in storage cupboards. Single radiator. Door to the ensuite.



### Front Garden

Path to the front door with shrub borders.

### Rear Garden

Decked patio area with brick wall and steps leading up to a lawned area with shrub borders. Timber shed. Brick BBQ on decked area, outside tap. Fully fenced boundaries, gated rear access.

### Parking

Two parking spaces to the front of the property.



### Ensuite

Velux window to the rear. Shower cubicle with fitted shower unit and glass doors. Low level WC with push button flush. Part inset wash hand basin with mixer taps and cupboards under with wooden shelving to the side. Part tiled walls, Shaver point, recessed downlighters.

### Bedroom Four

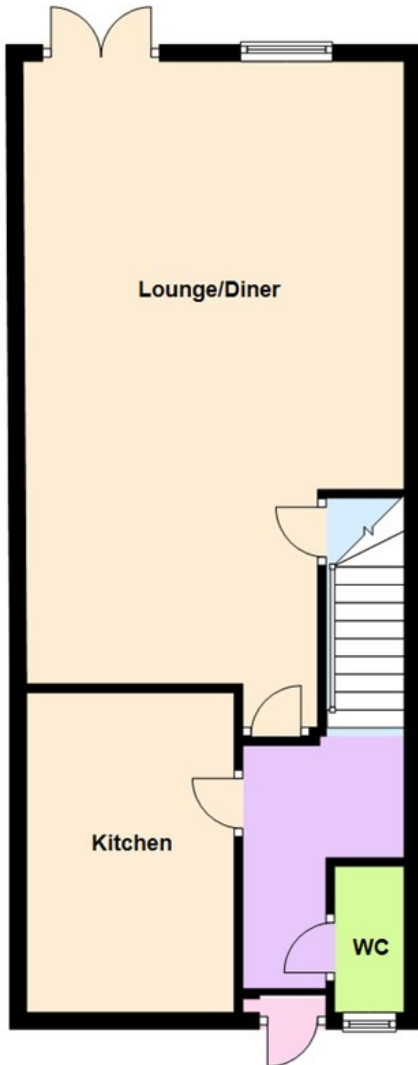
14'11" x 12'11" (4.55m x 3.94m)

UPVC double glazed window to the front. Built-in cupboard. TV and telephone points, double radiator. UPVC double glazed window to the front.

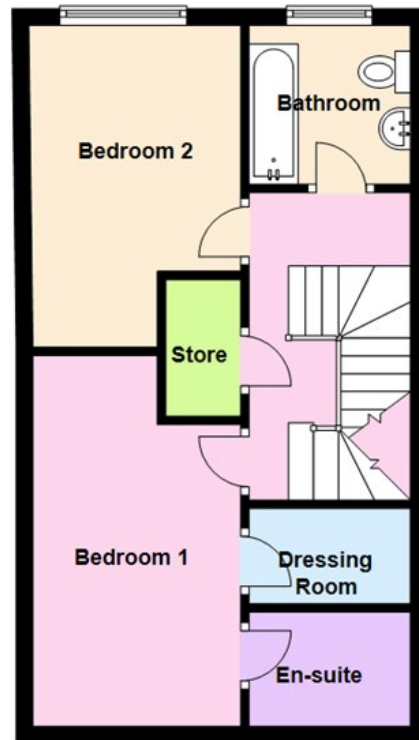




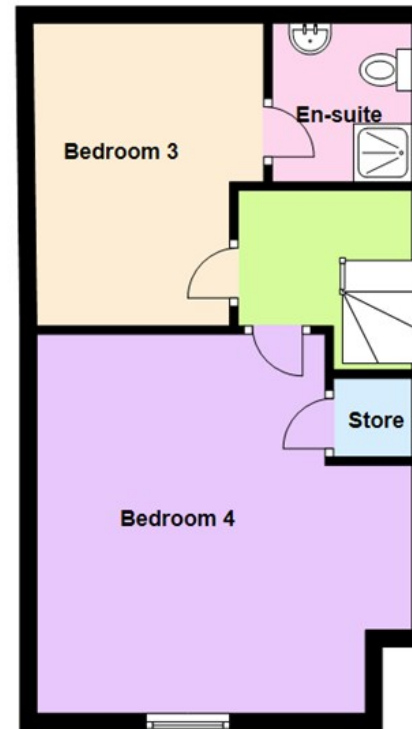
Approx. 51.6 sq. metres (555.4 sq. feet)




Approx. 37.4 sq. metres (402.8 sq. feet)



Approx. 36.7 sq. metres (394.9 sq. feet)



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Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		78	87
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	