



Leaves Spring, Stevenage, SG2 9AT

£325,000



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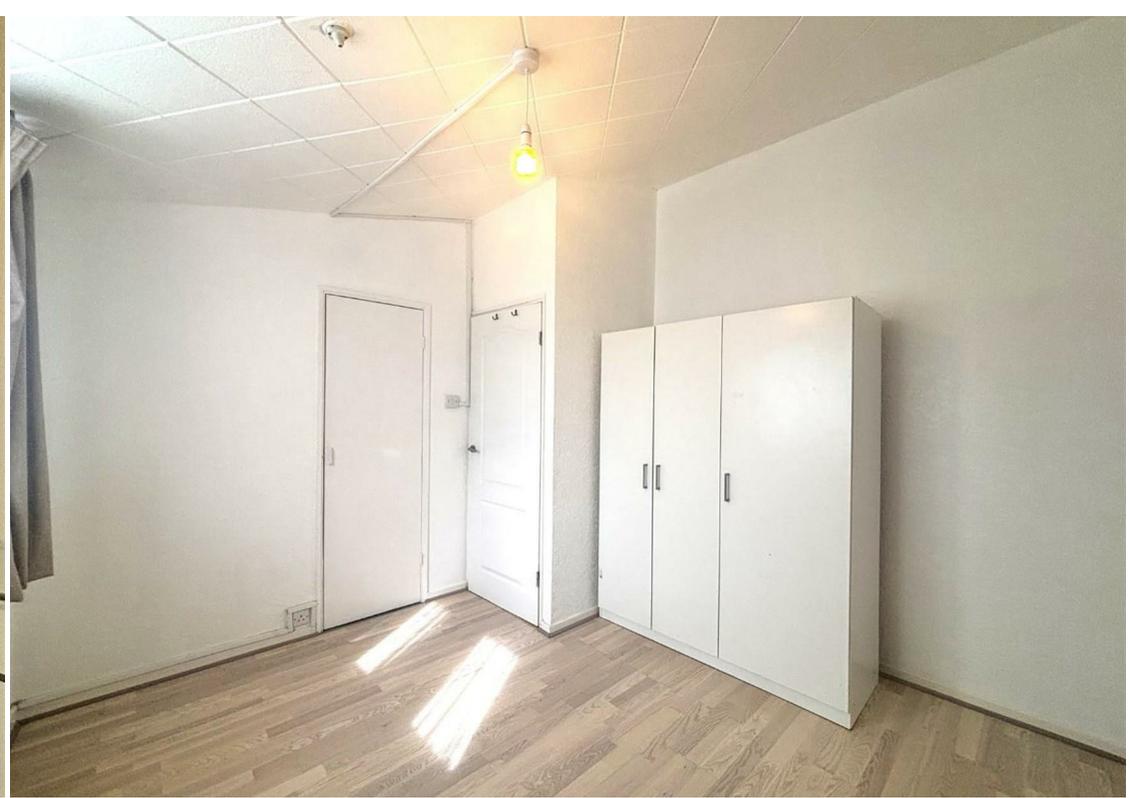
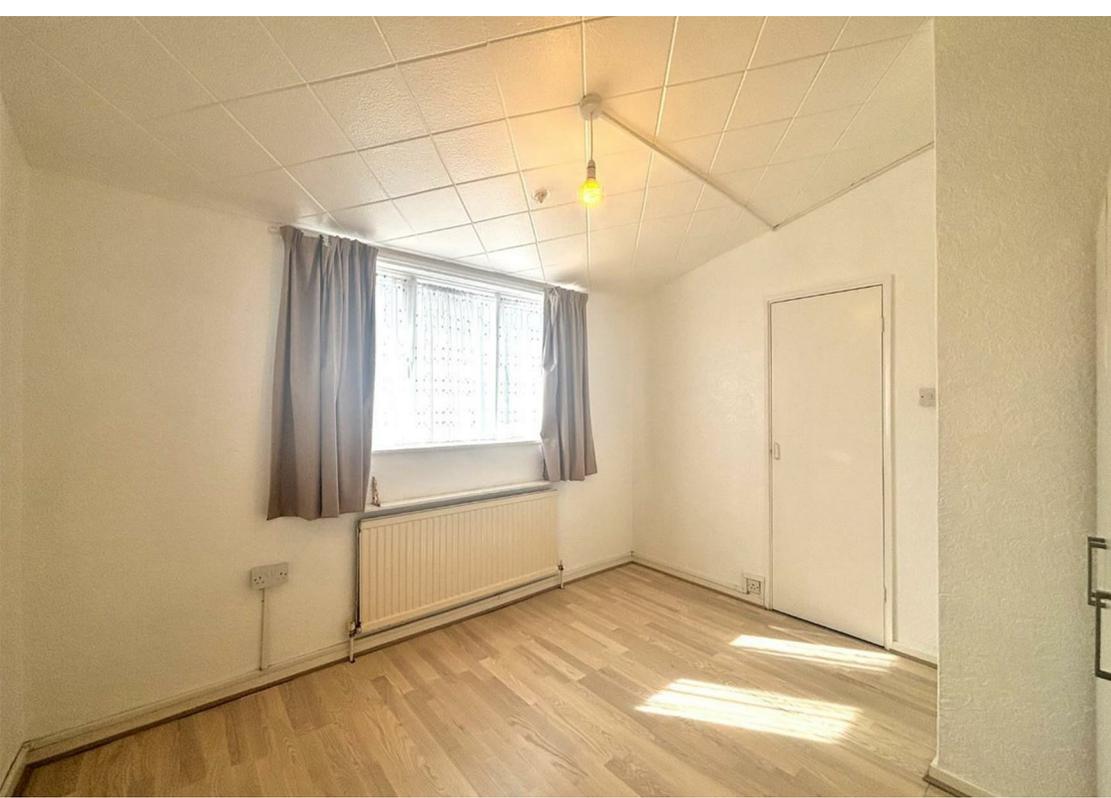
****CHAIN FREE – CLOSE TO SCHOOLS – IDEAL FAMILY HOME****

This three bedroom terraced house presents an excellent opportunity for families and first-time buyers alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The home is chain-free, allowing for a smooth and efficient purchase process.

As you step inside, you will be greeted by a modern kitchen that is both stylish and functional, perfect for those who enjoy cooking and entertaining. The adjoining conservatory provides a lovely additional space, ideal for relaxing with a book or enjoying family gatherings while overlooking the garden.

The west-facing garden is a true highlight, offering a sun-drenched outdoor area where you can unwind after a long day or host summer barbecues with friends. The garden is a wonderful extension of the living space, providing a tranquil retreat in which to enjoy the fresh air.







Entrance Hall:

UPVC double glazed window to front, radiator stairs to first floor and doors to:

Living Room:

UPVC double glazed window to front, fireplace and sliding doors opening to conservatory.

Kitchen:

Fitted with a range of base and wall units with contrasting roll edge worksurface incorporating one and half bowl stainless steel sink with mixer tap and drainer, built in oven, four ring gas hob and extractor fan over, appliance space for fridge/freezer and washing machine, storage cupboards and sliding doors to:

Conservatory:

UPVC throughout with doors opening to rear garden.

First Floor Landing:

With doors to:

Bedroom One:

UPVC double glazed window to front, radiator and built in wardrobes.

Bedroom Two:

UPVC double glazed window to rear, radiator and cupboard.

Bedroom Three:

UPVC double glazed window to rear, radiator and cupboard.

Bathroom:

Wash hand basin with mixer tap, panel enclosed bath with mixer tap, tiled throughout, opaque UPVC double glazed window to front and storage cupboard.

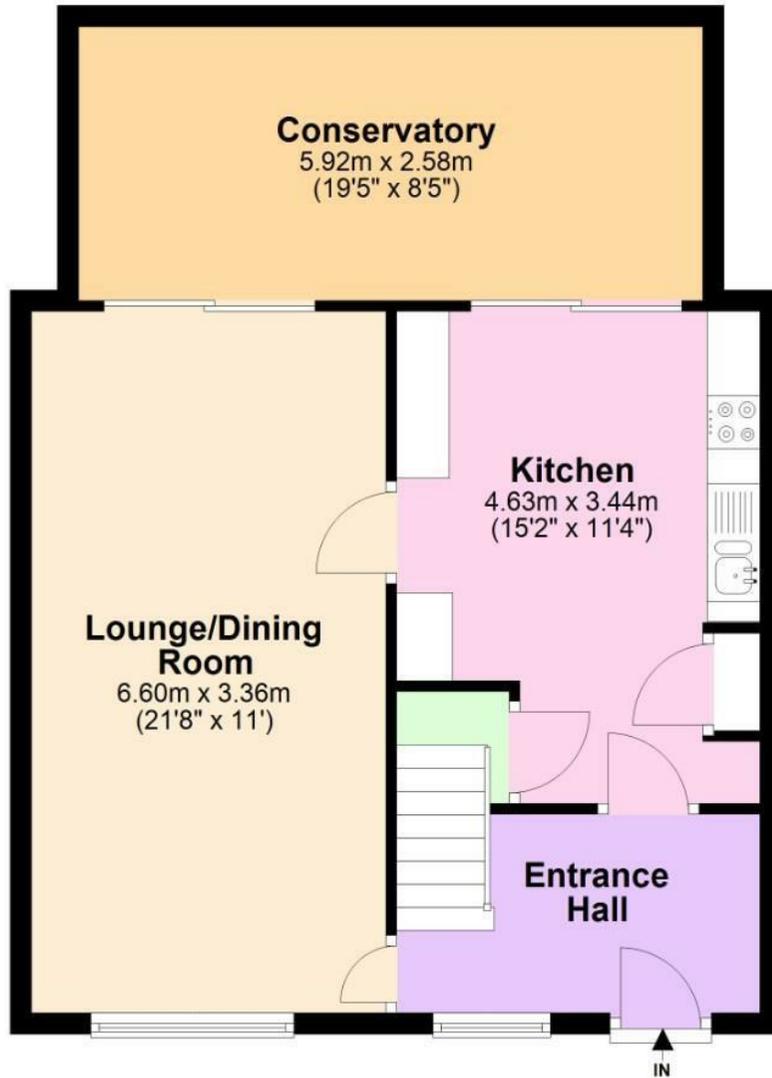
Separate WC:

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

Garden:

West facing garden mainly laid with astro turf with steps leading to paved patio area and enclosed by panel fencing, sheds and pedestrian gated rear access.

Ground Floor

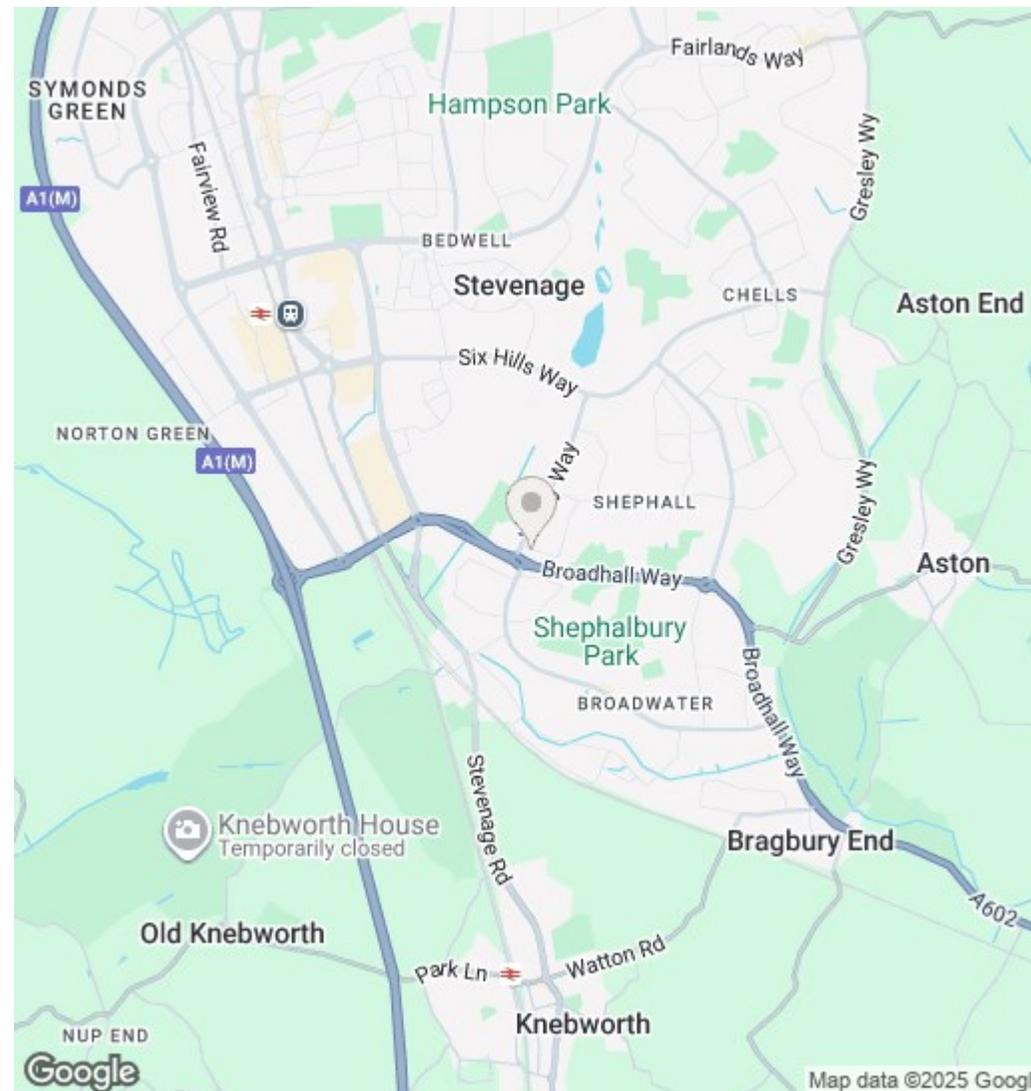


First Floor



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	

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	



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.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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