



Parkway

Stevenage | SG2 8DJ

Agent Hybrid

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Guide Price £350,000 - £360,000



Agent Hybrid welcomes to the market, a very well presented and Extended, Three Bedroom Mid Terraced Home, located in the Broadwater area of Stevenage. Accommodation briefly comprises of; A Spacious Entrance Hallway, allowing room for a desk under the stairs. Doors lead to a useful Utility Room and a front facing reception room (former lounge), now being used as a Home Office/Music Room. Furthermore, a door leads into an Extended, Re-Fitted Kitchen/Diner, fitted with contemporary white gloss, handless units, matching white splash back, integral appliances and complimented by grey wooden effect Karndean flooring. An opening leads to a rear lobby and in turn to the Downstairs WC. A further door leads into the new Lounge, forming part of the rear extension, with glazed door opening to the rear garden. Stairs rise to the first-floor landing, where you will find a Modern Four Piece Family Bathroom and Three Good Sized Bedrooms, all benefiting from storage space and high, vaulted ceilings. Externally, the property benefits from a Private, East Facing Rear Garden, complete with patio area and a summer house/bar to the far end. To the front you will find a block paved Driveway for two cars. Viewing is advised.

Entrance Hall 11'4 x 6'0

Bedroom 1: 13'10 x 10'5

Utility 11'4 x 4'6

Bedroom 2: 14'2 x 7'11

Office/Music Room 13'6 x 10'5

Bedroom 3: 8'5 x 7'5

Kitchen/Diner 17'4 x 11'6

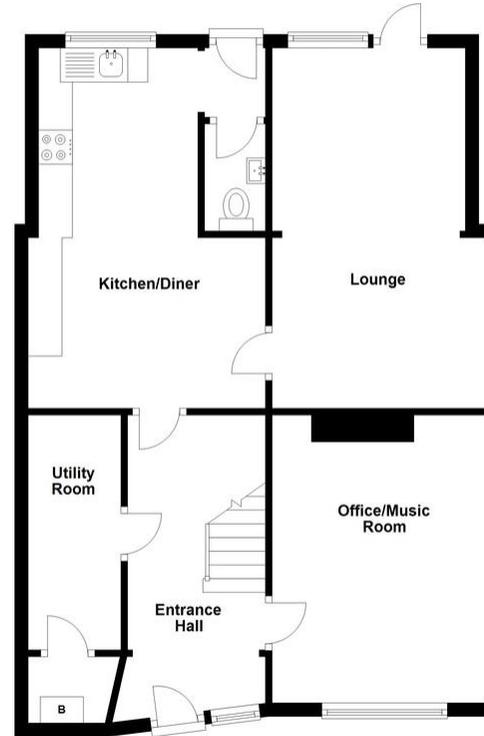
Bathroom 11'6 x 5'6

Lounge 18'0 x 10'5

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	64	

Ground Floor

Approx. 64.6 sq. metres (695.1 sq. feet)



First Floor

Approx. 43.4 sq. metres (466.6 sq. feet)



Total area: approx. 107.9 sq. metres (1161.7 sq. feet)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Agent Hybrid

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