



Edison Road

Stevenage | SG2 0DG

Agent Hybrid

Edison Road

Stevenage | SG2 0DG

Guide Price £300,000



Agent Hybrid welcomes to the market this spacious Two Bedroom Home, set in a highly sought after location of Chells and within walking distance to the local shops and highly regarded primary and secondary schools. Upon entering into the welcoming Hallway you will find the stairs which rise to the first floor landing and an opening into the Lounge, through into the Lounge you a separate dining area and a door into the Re-Fitted Kitchen. Upstairs you will find a modern Bathroom and two large double Bedrooms with fitted wardrobe space to both and a 1 year old boiler. Externally, the property benefits from a large Rear Garden with rear access via a private shared alleyway and an outside Office. To the front you have parking on a first come first served basis but the potential for a double Driveway (subject to obtaining planning permission for a dropped kerb). Viewing comes highly recommended!

Entrance Hallway - 12'4 x 5'7

Lounge - 10'9 x 13'9 opening to 21'7 max

Dining Area - 8'7 x 6'6

Kitchen - 7'8 x 9'5

Bedroom 1 - 8'9 x 13'9

Bedroom 2 - 9'8 x 10'2

Family Bathroom - 5'3 x 6'4

Large Rear Garden

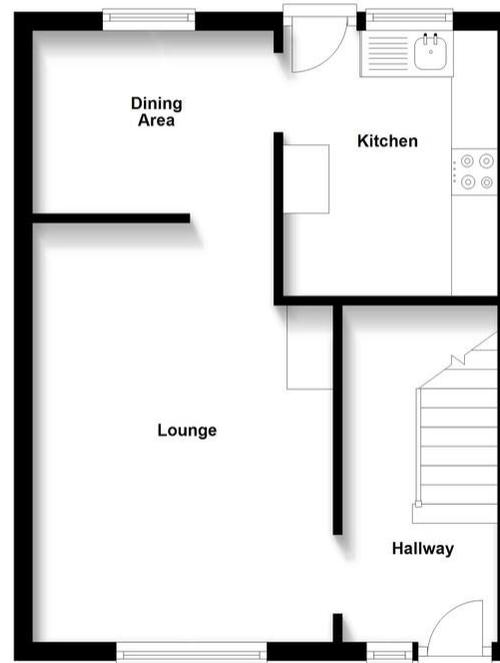
Outside Office - 6'2 x 11'7

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		89
(69-80) C		
(55-68) D		81

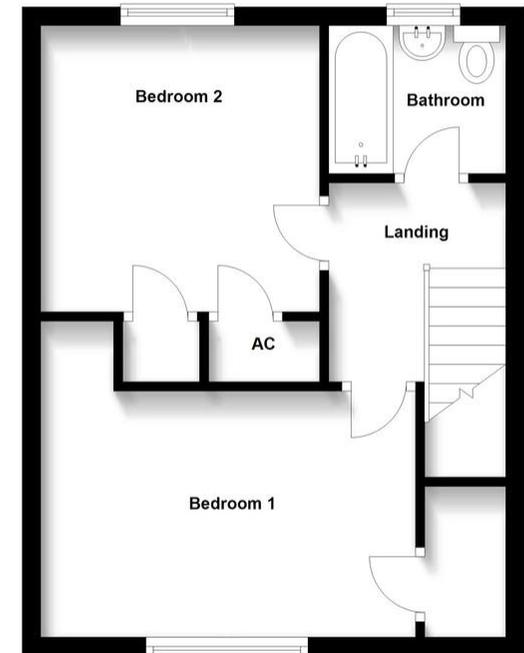
Ground Floor

Approx. 33.3 sq. metres (358.5 sq. feet)



First Floor

Approx. 33.3 sq. metres (358.5 sq. feet)



Total area: approx. 66.6 sq. metres (717.1 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

57 High Street, Stevenage, Hertfordshire, SG1 3AQ
Tel: 01438 870673 | enquiries@agenthybrid.co.uk
www.agenthybrid.co.uk

Agent Hybrid