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**STEPHENSON MEWS,  
STEVENAGE, HERTFORDSHIRE SG2 8UW.**



*Enjoying a mews style setting, this is well presented and attractive three bedroom, end of terrace, family home, offering surprisingly spacious accommodation with a good size rear garden.*

*Stephenson Mews is a tree lined cul-de-sac, conveniently located just on the outskirts of the busy Stevenage town centre. Close by is the popular Fairland Valley Lakes extending to over twenty acres and is ideal for walking or cycling. Schools for most grades can be found locally. Transport by both road and rail is easily accessible.*

*Early viewing strongly recommended.*

**SUMMARY OF ACCOMMODATION**

- \*RECEPTION HALL\*
- \*CLOAKROOM\*
- \*SITTING ROOM\*
- \* KITCHEN/DINING ROOM\*
- \*THREE BEDROOMS\*
- \* FAMILY BATHROOM\*
- \*GAS CENTRAL HEATING\*
- \*UPVC WINDOWS\*
- \*CARPETS AND FLOORING THROUGHOUT\*
- \*LED LIGHTING\*
- \*30FT REAR GARDEN\*
- \*ALLOCATED PARKING\*

\*NO PETS\* \*NON SMOKERS\*  
 \*AVAILABLE MIDDLE OF OCTOBER 2024\*

A covered entrance with courtesy lighting and a part glazed entrance door affords access to:



**RECEPTION HALL** 6'3 x 3'6 Wood effect flooring, coved ceiling, radiator, panelled doors to sitting room and further door to:



**CLOAKROOM** 6' x 2'10 Obscure double glazed window to side, wood effect flooring, coved ceiling and radiator. Contemporary suite comprising; pedestal wash hand basin with mixer tap and low flush WC.



**L-SHAPED SITTING ROOM** 16'9 x 12' Double glazed window to front, wood flooring and coved ceiling. Two radiators and wall mounted central heating thermostat. Turning staircase to first floor with wooden balustrade and handrail. Telephone and media points. Pair of wooden doors leading to the kitchen/dining room and further door to built-in cupboard housing the electric meters and fuse board.

**KITCHEN/DINING ROOM** 15' x 9 Double glazed window overlooking the garden. Sliding patio doors to the sun terrace. Partly tiled with quality wall and floor ceramics. Fitted with a range of soft closure wall and base units with ample working surfaces incorporating black single drainer sink unit with mixer tap. Inset four ring gas hob with oven and grill below and contemporary illuminated glass extractor hood above. Range of freestanding appliances to include fridge/freezer and washing machine. Recess for a tumble drier.



**FIRST FLOOR LANDING** Coved ceiling, radiator and panelled doors to bedrooms and bathroom with a further door to a built-in storage cupboard with fitted shelving.

**FIRST BEDROOM** 13'5 x 8'5 Double glazed window to front with radiator below.

**SECOND BEDROOM** 12'3 x 8'2 Double glazed window to rear overlooking the garden. Radiator and access to the loft.

THIRD BEDROOM 8'11 x 6'5 Double glazed window to rear with radiator below.

BATHROOM 6'8 x 6'3 Obscure double glazed window to front. Partly tiled in quality wall and floor ceramics to complement a fitted suite comprising; pedestal wash hand basin with contemporary style mixer tap, low flush WC and panelled bath again with contemporary mixer tap, hand shower, rainforest shower head and glass screen. Recess spot lighting, extractor fan and shaver point.



## EXTERIOR

**Front:** Central paved path with slate borders either side.

**Rear:** Laid principally to lawn with wood panelled fencing and gate leading to side access. Aluminium shed. Paved sun terrace and water supply. External lamp lighting.

COUNCIL TAX BAND D £ 2,176.01 (as of 16th September 2024)

**PRICE: £1,650.00 Per Calendar Month**

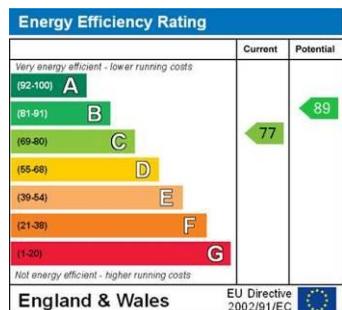
Redress Scheme: - The Property Ombudsman - [www.tpos.co.uk](http://www.tpos.co.uk)



Clients' Money Protection Scheme: - Client Money Protect, Membership No. CMP003840 - [www.clientmoneyprotect.co.uk](http://www.clientmoneyprotect.co.uk)



## Energy Performance Graph



The full Energy Performance Certificate can be viewed at our office or a copy can be requested via email

VIEWING: By appointment with Owners Sole Agents -  
please contact: JEAN HENNIGHAN PROPERTIES - telephone 01992 445055

Important Note: These particulars have been prepared by Jean Hennighan Properties upon the instructions of the landlord(s) and do not constitute any part of a contract. Services, fittings and equipment referred to within have not been tested (unless otherwise stated) and no warranties can be given. All measurements are approximate and are for descriptive purposes only. Accordingly, the prospective tenant(s) must make their own enquiries regarding such matters. Det 0405

Visit us or email us at:

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