

01438 870673

57 High Street, Stevenage, Hertfordshire, SG1 3AQ

enquiries@agenthybrid.co.uk

www.agenthybrid.co.uk

Agent Hybrid



Cornfields, SG2 7RB

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Guide Price: £450,000 - £465,000 Freehold



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Agent Hybrid welcomes to the market, a CHAIN FREE, good sized, Four Bedroom Detached Family Home located within a popular road of Chells Manor. Owned by the current occupiers since the property was built in 1998, Accommodation briefly comprises of; A large Entrance Hallway, with doors leading a Separate Dining Room, a Re-Fitted Downstairs WC, the Kitchen and a Good-Sized Lounge. Furthermore, a door opens to an Integral Garage, convenient should you wish to convert to a further reception space. Stairs rise to a spacious gallery landing, where you will find the Family Bathroom, Four Good Sized Bedrooms and a Re-Fitted En-Suite to the Master Bedroom. Externally, the property benefits from a Private Rear Garden, an Integral Single Garage and Driveway for at least two cars, side by side.



ACCOMMODATION AND DIMENSIONS

Wooden glazed door into entrance hallway (door being replaced in 2-3 weeks composite) fitted carpet, UPVC double glazed window to the side aspect, single panel radiator, coving to the ceiling, doors to the Dining Room, Re-Fitted Downstairs WC, Kitchen, Lounge and Integral Garage. Stairs rise to the first-floor landing.

DINING ROOM

11' 4" x 9' 6" (3.45m x 2.9m) Fitted carpet, UPVC double glazed window to the front aspect, coving to the ceiling, single panel radiator.

DOWNSTAIRS WC

Re-Fitted, vinyl flooring, UPVC double glazed window to the side aspect, WC, vanity sink unit, chrome heated towel rail.

KITCHEN

12' 4" x 8' 3" (3.76m x 2.51m) Vinyl flooring, UPVC double glazed window to the rear aspect, range of base and eye level cupboard and drawer units with roll edge work surfaces, space for washing machine and under counter fridge freezer, integral oven and grill, with gas hob and concealed extractor hood over, one and a half bowl resin sink and drainer with mixer tap, tiled splashbacks, wooden partially glazed door to the side, leading to the rear garden.

LOUNGE

16' 7" x 13' 9" (5.05m x 4.19m) Fitted carpet, UPVC double glazed window to the rear aspect, sliding patio door to the rear garden, single panel radiator, coving to ceiling, TV and telephone points.

STAIRS RISE TO THE FIRST FLOOR LANDING

Fitted carpet, UPVC double glazed window to the side aspect, fitted carpet, single panel radiator, access to the loft space, doors to the airing cupboard and all rooms.

BEDROOM 1:

13' 5" x 11' 4" (4.09m x 3.45m) Fitted carpet, UPVC double glazed window to the front aspect, single panel radiator, TV point, door to the En-Suite.

EN-SUITE

8' 9" x 5' 4" (2.67m x 1.63m) Re-Fitted, vinyl flooring, UPVC double glazed window to the front aspect, WC, vanity sink unit, large shower tray with rainfall shower head and additional shower attachment over, partially tiled walls, chrome heated towel rail, shaver point, extractor fan.

BEDROOM 2:

13' 1" x 7' 7" (3.99m x 2.31m) Fitted carpet, UPVC double glazed window to rear aspect, single panel radiator, double doors to wardrobe space, single panel radiator, TV and telephone points.

BEDROOM 3:

12' 9" x 8' 2" (3.89m x 2.49m) Fitted carpet, UPVC double glazed window to the rear aspect, single panel radiator, double doors to wardrobe space.

BEDROOM 4:

9' 11" x 6' 1" (3.02m x 1.85m) Fitted carpet, UPVC double glazed window to the rear aspect, single panel radiator, door to storage cupboard.

FAMILY BATHROOM

7' 7" x 6' 1" (2.31m x 1.85m) Vinyl flooring, UPVC double glazed window to the side aspect, WC, pedestal wash basin, panelled bath with electric shower over, partially tiled walls, extractor fan, single panel radiator.

REAR GARDEN

North west facing, mainly laid to lawn with patio seating area. Timber fence perimeter, gated access to the side, outside tap.

INTEGRAL GARAGE AND PARKING

Metal up and over door, power and lighting. Block paved driveway to the front for at least two cars.



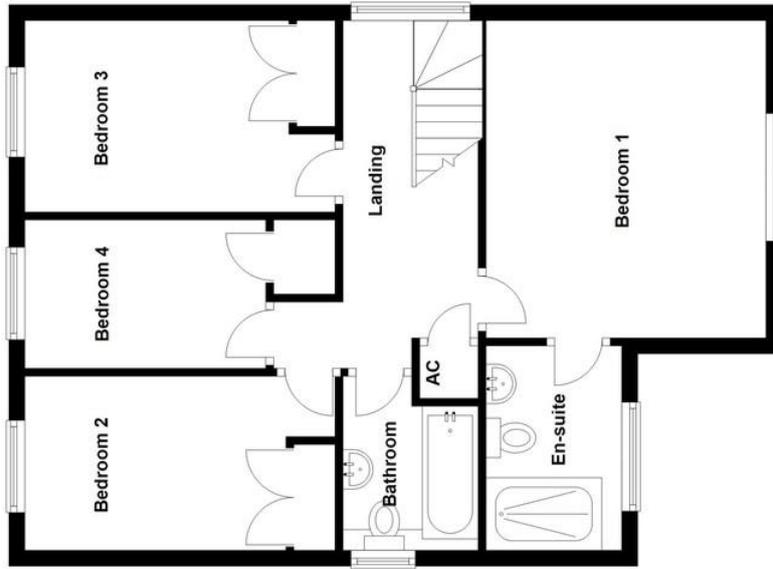
Ground Floor

Approx. 63.9 sq. metres (687.5 sq. feet)



First Floor

Approx. 58.1 sq. metres (625.1 sq. feet)



Total area: approx. 121.9 sq. metres (1312.6 sq. feet)



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Important Information:
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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