



HUNTERS[®]
HERE TO GET *you* THERE

Forest Row, Stevenage, SG2 | Asking Price £350,000
Call us today on 01438 313393



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 c
55-68	D	56 d	
39-54	E		
21-38	F		
1-20	G		

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Offered CHAIN FREE this three double bedroom Semi-Detached house is positioned on a quiet residential close just off Woodland Way in the Broadwater area of Stevenage. With easy access to the A602 and A1(M), the property is located close the amenities of Stevenage Town Centre as well as local primary and secondary schools. Internal accommodation comprises, spacious Entrance Hall, Lounge leading through into the Dining Room, separate Kitchen, Downstairs WC (installation of fixtures required), three double bedrooms and three piece family Bathroom. With a substantial size Rear Garden with lawn and decked terrace, the property also benefits from a full rewire and new heating system (installed in 2017) and an En Bloc Garage found on Green Close (neighbouring Road).

Entrance Hall

Door into property. Frosted double glazed window to front aspect. Laminate flooring. Spot lighting. Radiators. Oak veneer door to Lounge. Opening to Kitchen, Dining Room and Downstairs WC. Stairs to first floor. Door to Rear Garden.

Lounge

12'3" x 11'0"

Laminate flooring. Spot lighting. Concealed Oak sliding doors to Dining Room. Electric fire. Double glazed window to front aspect.

Dining Room

11'0" x 7'6"

Laminate flooring. Spot lighting. Radiator. Double glazed window to rear aspect. Door to Rear Garden.

Downstairs WC

Plumbed for toilet and wash hand basin (requires installation of fixtures)

Kitchen

14'3" x 7'7"

Tiled flooring. Spot lighting. Under floor heating. Eye level double oven. Wall and base units with counter over. Stainless steel sink with mixer tap and drainer. Five ring gas hob. Plumbed for washing machine and dishwasher. Wall mounted combi boiler. Space for American style fridge/freezer. Double glazed window to rear aspect.

First Floor

Landing

Carpeted. Doors to Bedrooms and Bathroom. Access to part boarded loft via pull down ladder with power and lighting.

Bedroom One

14'2" x 11'6"

Laminate flooring. Space for free-standing wardrobes or to create custom built wardrobes. Radiator. Storage cupboard. Double glazed window to front aspect.

Bedroom Two

14'3" x 7'7"

Laminate flooring. Radiator. Dual aspect with double glazed windows to front and rear aspect.

Bedroom Three

11'7" x 11'1"

Laminate flooring. Radiator. Space for free-standing wardrobes or to create custom built wardrobes. Storage cupboard. Double glazed window to rear aspect.

Bathroom

Vinyl flooring. Part tiled walls. Low level w/c. Pedestal wash hand basin. Panelled bath with mixer tap and shower attachment. Heated towel rail. Extractor fan. Frosted double glazed window to rear aspect.

Outside

Front

Hedge borders. Laid to lawn. Path to front door. Gas meter. Door at side with access to lean to leading through to Rear Garden.

Rear Garden

Long Garden with potential to extend subject to local planning permissions. Raised decked terrace. Laid to lawn in the main. Fenced surround,. Garden shed. Electric points. Lean-to with access to front of property.

Garage

Garage No. 40. Second garage from the left. Located on Green Close (neighbouring road) within a minute walk from the house.

Parking

Parking in the close available on a first come, first served basis.

Agents Notes

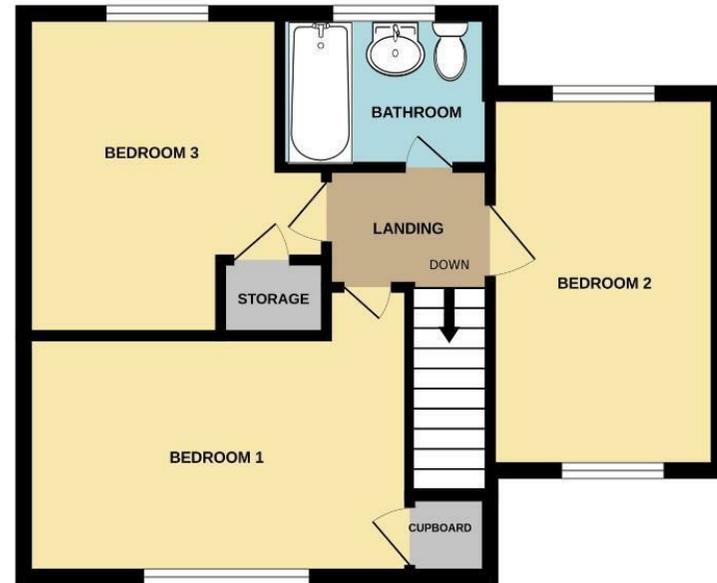
Details have been approved by our vendor. An EPC is available.

COUNCIL TAX: Band C = £1,758.11 per annum.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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