

# HUNTERS®

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## 108 Boxfield Green

Stevenage, SG2 7DS

£315,000



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## ENTRANCE HALLWAY

Front door leads into property. Laminate flooring. Stairs rise to first floor. Radiator.

## W/C

Low level w/c. Wash hand basin. Location of fuse board. Radiator. Double glazed window to front aspect.

## KITCHEN

5'7" x 10'0" (1.70 x 3.05)

The kitchen is fitted in a range of matching eye and base level units with roll edge work surface over, stainless steel sink unit and gas hob with electric oven under. Space for fridge freezer, washing machine and dishwasher. Wall mounted boiler. Double glazed window to front aspect.

## LOUNGE

16'0" x 12'2" (4.88 x 3.71)

Sliding patio doors to conservatory. Laminate flooring. Two radiators.

## CONSERVATORY

14'7" x 9'3" (4.44 x 2.82)

Of UPVC and brick construction. French doors to garden. Further side door. Tiled flooring.

## FIRST FLOOR

### LANDING

Doors to all rooms. Access to loft.

## BEDROOM ONE

9'9" x 10'4" (2.97 x 3.15)

Fitted wardrobes. Radiator. UPVC double glazed window to rear aspect.

## BEDROOM TWO

9'0" x 9'2" (2.74 x 2.79)

Large integrated storage cupboard. Airing cupboard housing hot water cylinder. Radiator. Double glazed window to front aspect.

## BATHROOM

The suite comprises low level w/c, panelled bath with shower over and modern shaped wash hand basin with unit under. Tiled throughout. Frosted double glazed window to side aspect.

## OUTSIDE

### FRONT

Footpath to front door and gated access.

### REAR

Panelled fencing. Gated side access. Patio area and lawn with borders.

### GARAGE

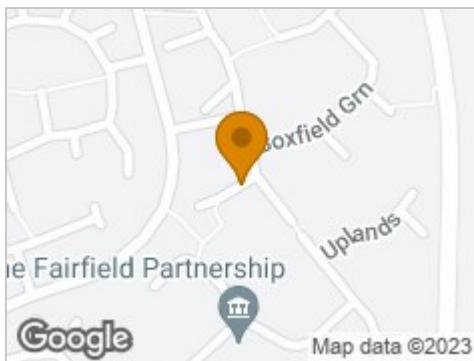
En bloc. Up and over front door. Off road parking space.

### AGENTS NOTE

Preliminary details not yet approved by vendor. An EPC is available for this property.



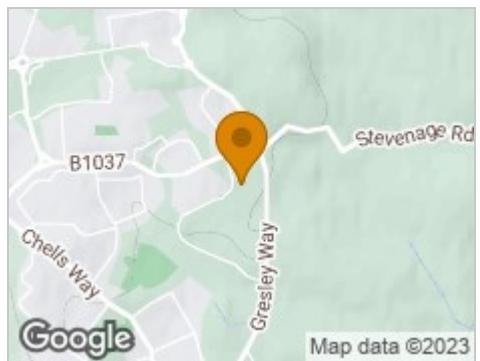
## Road Map



## Hybrid Map



## Terrain Map



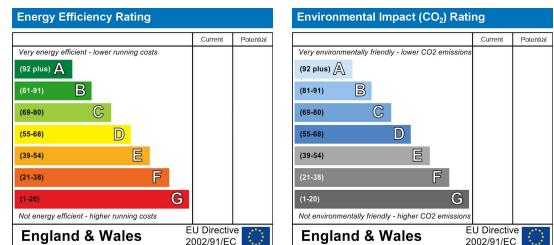
## Floor Plan



## Viewing

Please contact our Hunters Stevenage Office on 01438 313393 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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. **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.