





Grace Way, Stevenage


CHANDLERS

# 126 Grace Way

Stevenage, SG1 5AE  
Guide Price £375,000

 3 Bedrooms

 1 Bathrooms

 2 Reception Rooms

 EPC Rating Band

Situated within the popular Grace Way, this very well presented three bedroom family home is ideally located within a mile of both the Old Town and the mainline station, offering excellent convenience for commuters and families alike. Further benefits include a garage in a nearby block and a mature, private westerly facing rear garden.

The accommodation comprises an entrance hall, cloakroom, fitted kitchen/dining room and a spacious sitting room with feature fireplace and patio doors opening onto the rear garden. There is also an additional reception room, ideal for use as a study, playroom or snug.

Upstairs offers three well-proportioned bedrooms and a refitted, tiled family bathroom. Outside, the property enjoys a front garden with timber shed, while the rear garden features a patio area, lawn, mature planted borders and gated rear access. (EPC TBC, Stevenage Borough Council, Tax Band C)



- Three bedroom family home
- Well presented throughout
- Close to the mainline station
- Within a mile of the Old Town
- Spacious sitting room with fireplace
- Kitchen / breakfast room
- Tiled refitted bathroom
- Additional study or playroom
- Private westerly facing rear garden
- Garage in nearby block











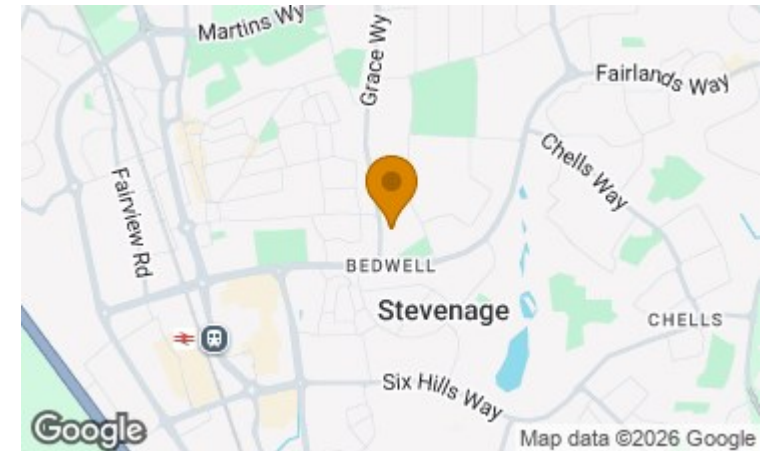
## Additional/Material Information

- Local Authority is Stevenage
- Council tax Band C
- Tenure – Freehold
- Mains Gas, Water, Electricity



### Disclaimer

While we believe the details provided to be correct, we do not guarantee their accuracy. Prospective buyers should verify all information independently before making any decisions. No responsibility is taken for any errors, omissions, or misstatements.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

# CHANDLERS

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