



Wrights Orchard, Aston

CHANDLERS

# 1 Wrights Orchard

Aston, SG2 7HR

Guide Price £450,000

 3 Bedrooms

 1 Bathrooms

 1 Reception Rooms

 EPC Rating Band

A three-bedroom link-detached home set back from the road in the highly sought-after village of Aston. Occupying a corner plot, the property benefits from a garage and driveway to the front, along with a charming rear garden.

Internally, the property requires modernisation, offering an excellent opportunity to create a wonderful family home. The accommodation includes an entrance porch, cloakroom, extended sitting room and kitchen to the ground floor. Upstairs there are three bedrooms and a family bathroom. Additional features include gas central heating to radiators and double glazing.

The village is conveniently located just outside Stevenage, providing easy access to the wide range of amenities the town has to offer. Aston itself enjoys a strong community feel and features the picturesque St Mary's Church, village hall, the popular Pig & Whistle pub, tennis club, St Mary's Primary School (Ofsted Outstanding), and the nearby Stevenage Golf & Conference Centre. (EPC TBC, East Hertfordshire, Council Tax E)

- Three bedroom link-detached home
  - Corner plot position
  - Set back from the road
- Garage and driveway parking
- Pretty enclosed rear garden
  - Extended sitting room
- Entrance porch and cloakroom
- Requires modernisation throughout
- Gas central heating and double glazing
- Sought-after village location in Aston







**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.

**Additional/Material Information**

- Local Authority is East Hertfordshire
- Council tax Band E
- Tenure – Freehold
- Mains Gas, Water, Electricity



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

**CHANDLERS**

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