



CHANDLERS

FOR SALE

CHANDLERS-ESTATES.CO.UK

Longfields, Stevenage

CHANDLERS

72 Longfields

Stevenage, SG2 8QA
Guide Price £350,000

 3 Bedrooms

 1 Bathrooms

 2 Reception Rooms

 EPC Rating Band C

Offered chain free is this three bedroom terraced family home with the benefit of a driveway to the front. The property also features a porch extension providing a cloakroom and a single story extension providing an additional reception room. Located within the popular residential area of Oaks Cross to the south east of Stevenage town centre.

Accommodation comprises entrance hall, cloakroom, refitted kitchen, large sitting room, utility room and a dining / play room. Upstairs are three bedrooms and a family bathroom. To the rear of the property is rear garden with patio area and lawn. (EPC C - Stevenage Borough Council - Tax band C)

- Three bedroom family home
 - Driveway to front
- Porch extension creating cloak room
- Refitted kitchen and separate utility room
- Sitting room leading to dining/play room
 - Bathroom
- Rear garden with patio area
- Popular Location
- Chain Free





Approximate Gross Internal Area
 Ground Floor = 60.3 sq m / 649 sq ft
 First Floor = 36.4 sq m / 392 sq ft
 Total = 96.7 sq m / 1,041 sq ft

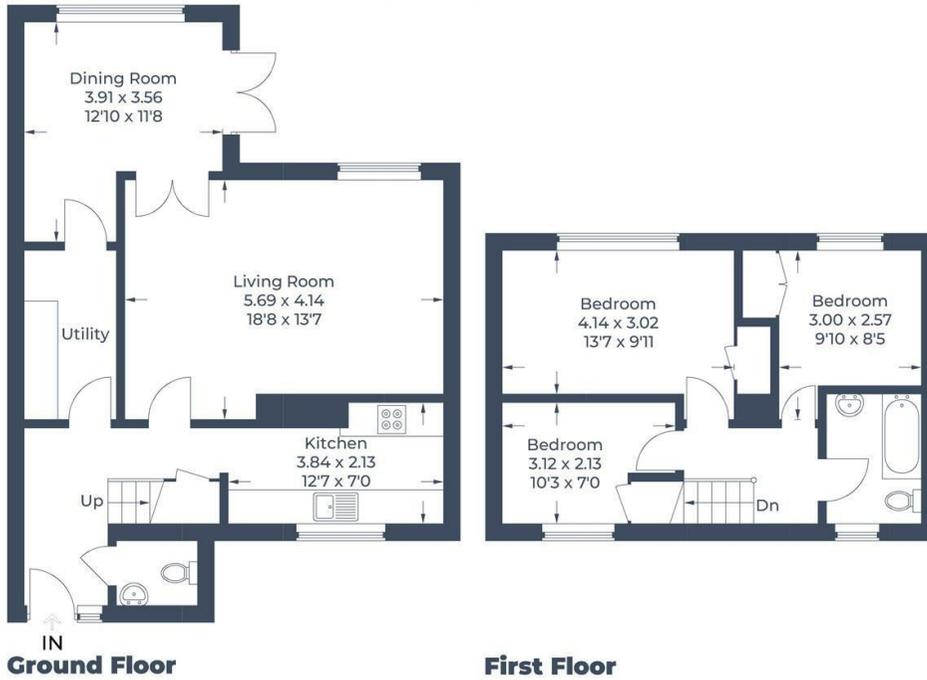


Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Additional/Material Information

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		69	
(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	