



Broad Oak Way, Stevenage

CHANDLERS

# 50 Broad Oak Way

Stevenage, SG2 8QW  
Guide Price £400,000

 3 Bedrooms

 2 Bathrooms

 2 Reception Rooms

 EPC Rating Band

This much improved and extended three-bedroom home offers versatile family living, complete with a garage and off-road parking. Having been extended to both the front and rear, the property now provides generous and well-planned accommodation including a useful utility room and garden office.

The accommodation comprises a kitchen/breakfast room and an extended sitting/dining room overlooking the rear garden, creating an ideal space for everyday living and entertaining. There is also a utility room with access to a shower room. Upstairs, the property offers three well-proportioned bedrooms and a family bathroom.

Outside, the rear garden includes a useful timber study/workshop, while the garage is conveniently located to the rear of the property. This attractive home presents a fantastic opportunity for family living within a popular location.

(EPC TBC – Stevenage Borough Council – Tax Band C)



- Much improved and extended three-bedroom home
  - Extended to both the front and rear
  - Spacious sitting/dining room overlooking the garden
  - Kitchen/breakfast room
  - Useful utility room
  - Ground floor shower room
  - Three well-proportioned bedrooms
  - Family bathroom upstairs
  - Timber garden office / workshop
  - Garage to the rear
- 

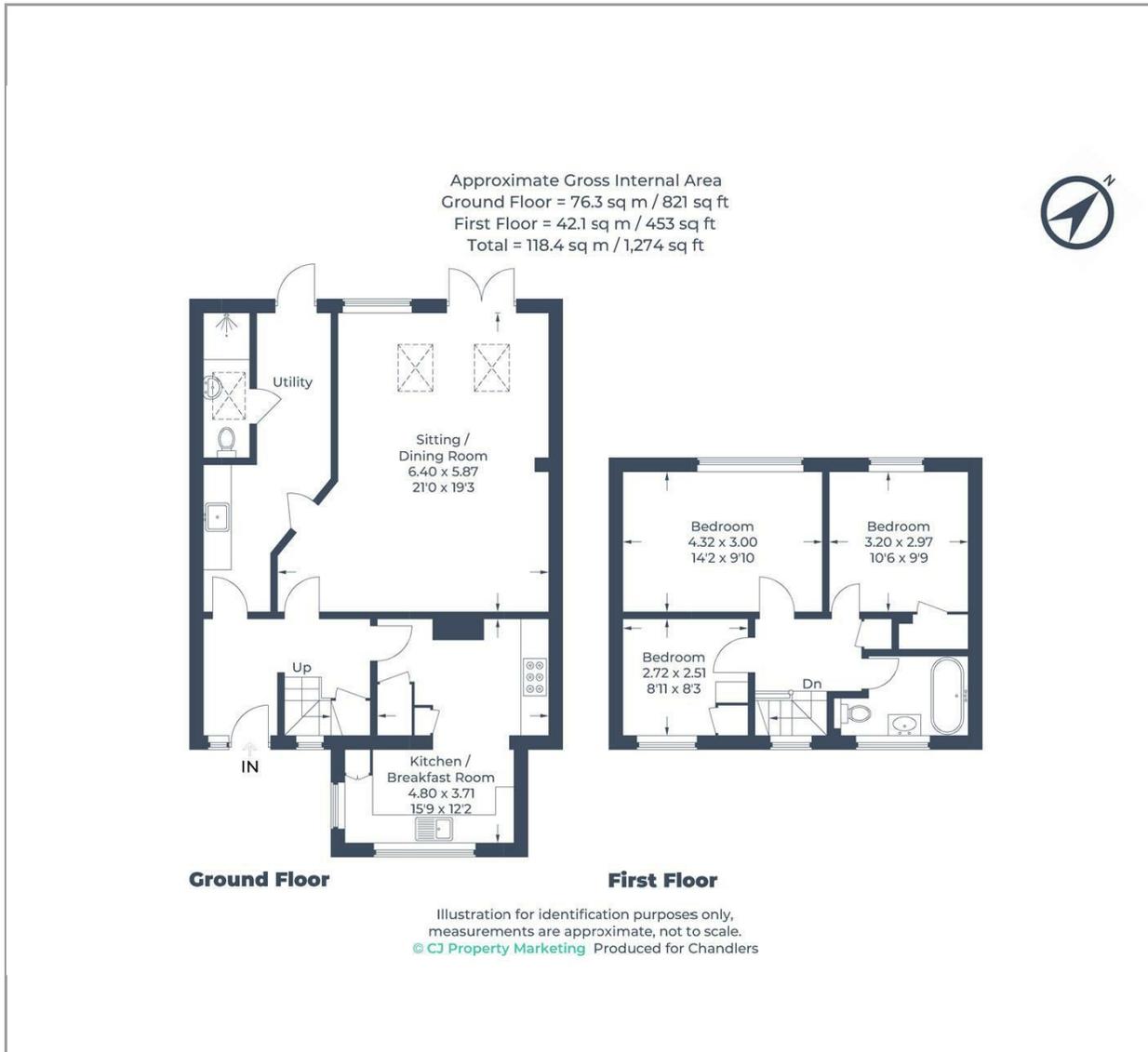










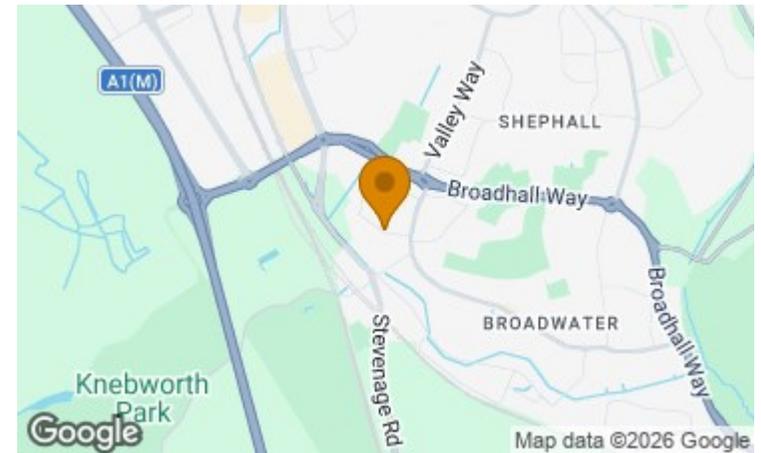


**Disclaimer**

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 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) <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		