



Fallowfield, Stevenage

CHANDLERS



## 27 Fallowfield

Stevenage, SG2 9PJ

Offers In Excess Of £400,000



4 Bedrooms



1 Bathrooms



2 Reception Rooms



EPC Rating Band D

With a wonderful, large rear garden backing onto mature woodland is this very well presented, and rarely available four-bedroom semi detached family home. The property has many benefits including a single parking space to the front, downstairs cloakroom, large, refitted kitchen / breakfast room and four good sized bedrooms. Fallowfield is ideally placed with access to local schooling, a range of local shops and then a wider range of facilities and transport connections offered within Stevenage.

Accommodation in full comprises entrance hall, cloakroom, living room opening into dining room with patio doors overlooking the rear garden. The kitchen is accessible from both the dining room and hall and provides a range of wall and floor mounted units. Upstairs are four bedrooms and a family bathroom. Outside the current owners have added a parking space which fits a good-sized car. To the rear, the garden features a generous seating area leading onto a lawn, with the added benefit of backing onto woodland rich in wildlife. (EPC D, Stevenage Borough Council, Tax Band D)



- Four bedroom semi detached
  - Driveway to front
  - Large rear garden backing onto woodland
  - Sitting room and Dining room
  - Kitchen / Breakfast room
  - Cloakroom / W.C
  - Family Bathroom
  - Popular Location
- 





















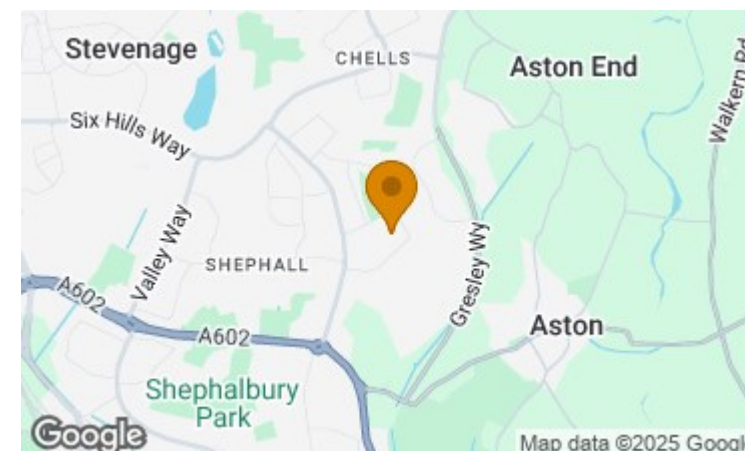


### Disclaimer

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 D
- 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

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# CHANDLERS

INDEPENDENT PROPERTY SPECIALISTS

