Alexander Bond & Company

Estate Agents | Property Management



New Park Lane, Aston, Herts, SG2 7ED

Guide Price £315,000

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New Park Lane

Aston, SG2 7ED

- Charming Red Brick Cottage with Character
- Cosy Lounge Featuring an Open Fireplace
- Bathroom with Shower
- Convenient Off-Street Parking
- Chain Free
- Two Well-Proportioned Bedrooms
- Kitchen/ Dining Room
- Good Sized Rear Garden
- Gas Central Heating Throughout
- Popular Village Location

Alexander Bond & Co are delighted to offer for sale the freehold of this CHAIN FREE character two bedroom red brick cottage located in the popular village of Aston close to the town of Stevenage. The cottage is in very good order and comprises of lounge with open fireplace, kitchen/ dining room with appliances , bathroom with a fitted shower, two good sized bedrooms, gas central heating, off street parking and a good sized garden with patio terracing.

Aston in East Hertfordshire is situated at the crest of the Bean Valley Ridge and has far reaching views over open countryside. The village has a popular primary school with an outstanding Ofsted rating, pre school, a farm/butchers shop, family pub and numerous clubs and societies.





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LOUNGE 11'9" x 11'6" (3.58 x 3.51)
Access via hardwood stable front door, feature red brick open fireplace with brick and paved hearth, fitted shelves, double radiator, fitted cupboards, Georgian styled panelled glazed and secondary glazed windows to front aspect, door to;

KITCHEN / DINING ROOM
Dining area measures 11ft 9ins x10ft 4ins: Stairs off to first floor, double radiator, ceramic tiled floor, built in pantry cupboard with shelves.

Kitchen area: 9ft 3ins x 4ft 4ins: Fitted cream fronted units with fitted cupboards and drawers, pull out storage units, concealed under wall cupboard lighting, 'Butler' style sink with antique style mixer tap, solid wood work top surfaces, built in ceramic hob, oven and extractor hood, integrated dish washer, part tiled walls, radiator, door to rear garden.

BATHROOM
Georgian styled panelled glazed and secondary glazed windows to rear aspect, fitted deep enamel bath with wall mounted mixer taps, fitted overhead rainfall style shower, pedestal hand wash basin, low level WC, column style radiator with heated towel rail. Black and white chequered floor tiles, fully tiled walls with border tiling, inset ceiling spotlights.

STAIRS & LANDING
Wood panelled walls, access to loft with drop down ladder.



BEDROOM ONE
Georgian style panelled and secondary glazed window to front, radiator,

BEDROOM TWO
Georgian style panelled and secondary glazed window to rear, radiator, wood panelled wall.

OUTSIDE
Front: Concrete driveway providing private parking, steps up to front door, paved patio area, outside light.

Rear: Paved terraced patio area, outside tap, feature railway sleepers with steps up to raised circular patio area, gravelled beds and raised flower borders, picket fencing with fenced and hedged borders, lawn to the rear of the garden with a sound proofed shed that has power and light and a double glazed window. Shed measures 9ft 4ins x 6ft 6ins wide.

Anti-Money Laundering
Buyer Verification

Following acceptance of an offer, Alexander Bond & Co is required to carry out identity and Anti-Money Laundering checks on all purchasers.

To complete these checks, we use an independent verification provider. The cost of this service is £35.00 + VAT per person.

This process forms part of our compliance obligations and must be completed before the sale can progress.

Directions

Aston is a popular village near Stevenage, surrounded by open countryside and offering plenty of scenic walking opportunities. The village is home to Aston St Mary's Primary School, rated outstanding by Ofsted, as well as a preschool located in the village hall. Residents can enjoy a variety of clubs and activities, including badminton, tennis, table tennis, karate, quiz nights, a craft club, an art club, a book club, and an allotment association. The village also offers two open spaces: Centre Field, where community events such as cricket are held, and the large field at Aston Village Hall, which includes a children's play area. Stevenage Town Centre is just a short drive away, providing a range of amenities, restaurants, shops. The property also benefits from convenient transport links to the A1(M) and easy access to London Kings Cross/St Pancras via the mainline station.





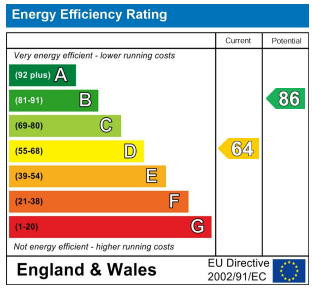
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Alexander Bond & Co Office on 01438 811511 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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The Property Ombudsman