

Raleigh Crescent, Stevenage, Hertfordshire SG2 0ED.
Guide Price £500,000-£550,000



Raleigh Crescent, Stevenage, Hertfordshire, SG2 0ED.
Council Tax Band: C

PLANNING PERMISSION FOR AN ADDITIONAL DETACHED DWELLING! Offered with a GUIDE PRICE of £500,000 to £550,000 is this three bedroom semi detached home with full planning permission for an additional two bedroom detached dwelling! Please see Stevenage borough council planning under reference -25/00468/FP & 24/00814/FP or contact us on either (01438) 728444 or stevenage@homesandmortgages.co.uk

The current property is a three bedroom semi detached family home with three good sized bedrooms, kitchen/breakfast room, lounge/dining room and a conservatory. Within walking distance is Nobel and Marriotts schools and a Tesco express, a short drive away is a main Sainsbury store which has its own petrol station along with other facilities to include a fish and chip bar and pharmacy.

Entrance Hall

10'8 x 4'9 (3.25m x 1.45m)

UPVC double glazed front door leading into the entrance hall, stairs to the first floor, radiator, doors to the kitchen/breakfast room and lounge.

Lounge/Dining Room

18'3 x 10'8 (5.56m x 3.25m)

Double glazed bow window to the rear aspect, radiator, stripped wooden style flooring, glazed casement doors to the conservatory.

Kitchen/Breakfast Room

13'2 x 10'9 (4.01m x 3.28m)

Double glazed window to the front aspect, farm house style wall and base units with inset butler sink and mixer taps over, space for a gas range cooker, radiator

Conservatory

13'3 x 8'8 (4.04m x 2.64m)

(To be demolished when new dwelling erected)Of a dwarf brick wall and double glazed construction, stripped wooden style flooring, radiator, french door leading to the rear garden.

Landing

9'0 x 2'11 (2.74m x 0.89m)

Doors to all rooms, loft access, airing cupboard

Bedroom One

12'5 x 10'9 (3.78m x 3.28m)

Double glazed window to the rear aspect, radiator, picture rails

Bedroom Two

12'0 x 7'7 (3.66m x 2.31m)

Double glazed window to the front aspect, radiator.

Bedroom Three

10'8 x 7'7 (3.25m x 2.31m)

Double glazed window to the rear aspect, radiator

Bathroom

8'4 x 7'7 (2.54m x 2.31m)

Double glazed opaque window to the front aspect, panel enclosed bath with mixer taps over, low level WC, pedestal wash hand basin, heated chrome towel rail, part tiled splashbacks, built in linen cupboard.

Frontage

Currently laid to lawn with path to front door.

Rear Garden

Paved patio area with laid to lawn grass, timber shed and side gate leading to the front, flower bed borders.

PLANNING PERMISSION

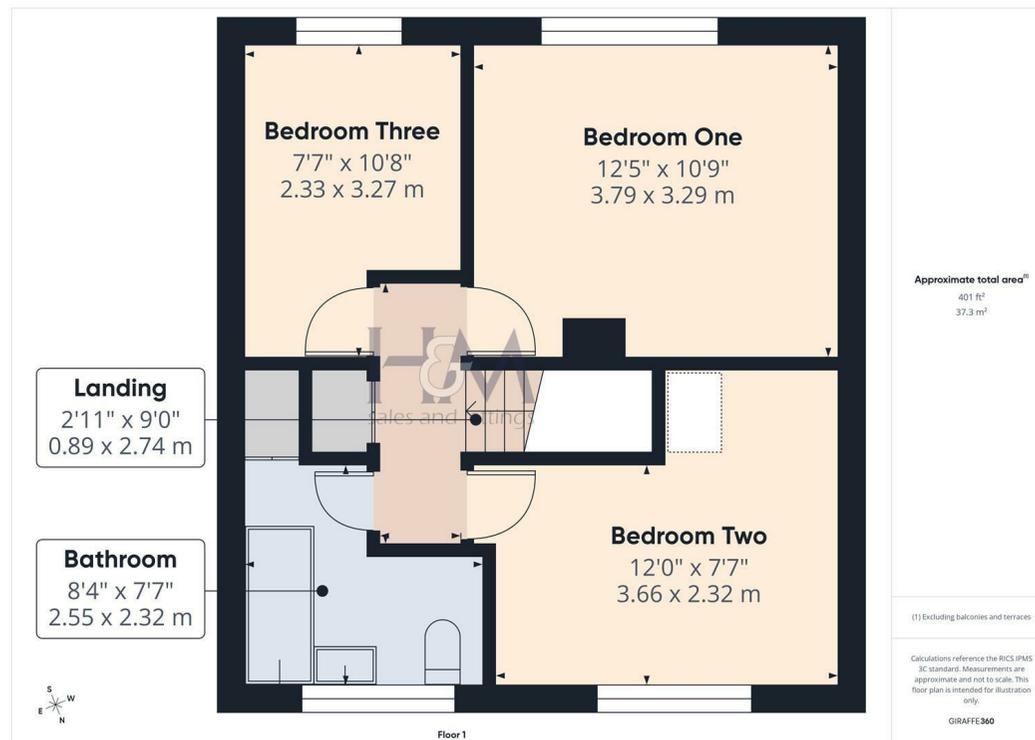
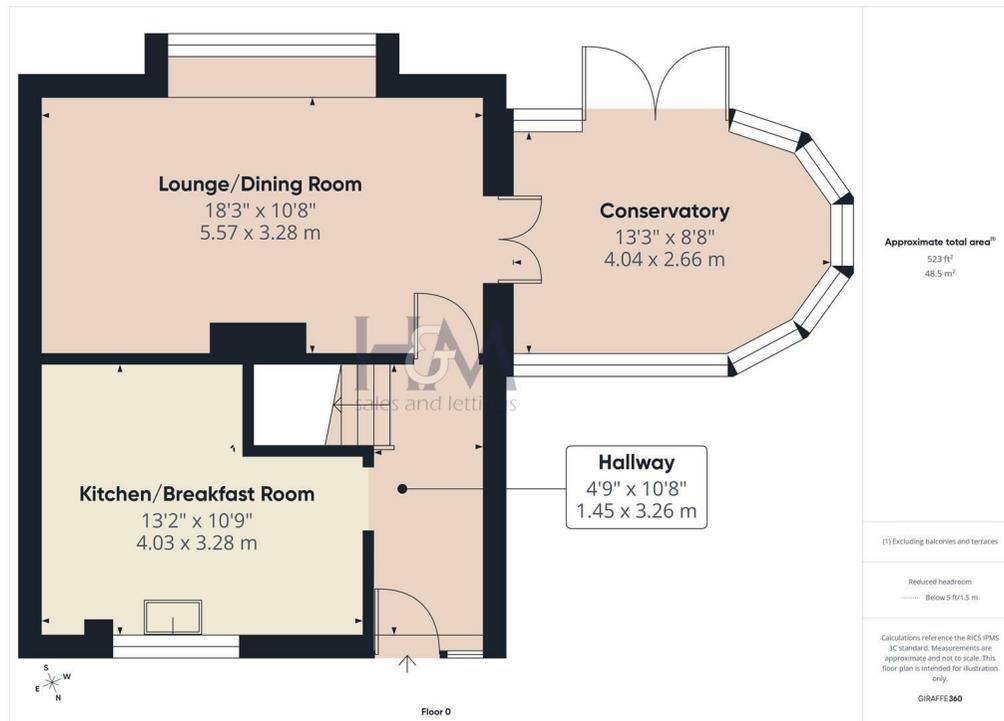
Currently planning has been granted for a two bedroom detached dwelling along with parking -

Please see Stevenage borough council planning under reference -25/00468/FP & 24/00814/FP



Homeowner Address: 95 Raleigh Crescent, Stevenage, Hertfordshire, SG2 0ED	Revisions: A 26/05/2025 Stage 2 Issue to Client P1 18/06/2025 Planning Submission P2 26/07/2025 Planning Drawing Amendment	Copyright: Copyright in design and this drawing is the property of the author. All dimensions are to be checked on site by the contractor. Do not scale this drawing. This drawing is to be read in conjunction with all the relevant drawings and/or specifications or variations to be notified. The contractor shall submit setting out drawings to the architect for approval. All work must comply with relevant British Standards and local authority requirements.
Existing & Proposed North Elevation	ern-works Ltd Kingsdon Upon Thames	

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Existing & Proposed South Elevation	ern-works Ltd Kingsdon Upon Thames	



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