

# Raleigh Crescent Stevenage Hertfordshire SG2 0EG. Price Guide £385,000



Raleigh Crescent, Stevenage, Hertfordshire, SG2 0EG.

Council Tax Band: C

GUIDE PRICE £385,000 - £395,000 Three bedroom end terrace house located in the sought-after Chells area of Stevenage. This property boasts a modern interior with three spacious double bedrooms, perfect for a growing family.

With off-road parking for two cars and ample street parking. Close to local amenities and transport links and in the catchment area for Nobel Secondary School and Mobbsbury Primary School, this property is a must see. Contact Homes and Mortgages today to arrange your viewing on (01438) 728444.

### Entrance Hall

11'8" x 5'10" (3.58 x 1.78)

Double glazed door to the front aspect, stairs to first floor landing, understairs storage space, modern consumer unit, wood effect flooring and door to:

### Lounge

12'4" x 11'9" (3.76 x 3.59)

Georgian-style window to front aspect with fitted blinds, vertical radiator, feature panelled wall, coving to ceiling, high level sockets for a wall mounted TV. Large opening leading to kitchen/diner

### Kitchen/Diner

18'8" x 8'11" (5.70 x 2.74)

Double glazed Georgian-style windows to rear aspect. High gloss fitted kitchen with wall and base units, worksurface with complementary upstands and splash backs. Inset sink with mixer taps over, built in high level ovens and electric hob with extractor hood, integrated washing machine. Fitted cupboards to one wall with space for an American style fridge/freezer. Double glazed Georgian-style french doors leading to rear garden, coving to ceiling, herringbone wood flooring and inset spotlights.

### Landing

7'7" x 5'4" (2.33 x 1.65)

A comfortable size landing with two storage cupboards, loft access and doors to:

### Master Bedroom.

11'8" x 10'5" (3.57 x 3.19)

Georgian-style window to front aspect with fitted blinds, wall mounted radiator and USB bed side sockets.

### Bedroom Two

12'7" x 9'8" (3.86 x 2.96)

Double glazed Georgian-style windows to rear aspect with fitted blinds, coving to ceiling and storage cupboard housing Ideal combination boiler.

### Bedroom Three

11'7" x 7'3" (3.55 x 2.22)

Double glazed Georgian-style windows to front aspect with fitted blinds, half cupboard over stairs and wall mounted radiator.

### Bathroom

7'7" x 5'4" (2.33 x 1.65)

Fully tiled bathroom with Georgian-style opaque window to rear aspect, low level WC complete with recessed storage area above, pedestal wash hand basin with mixer tap over, panel bath with mixer taps and thermostatic controlled waterfall shower and separate handset, glass shower screen, heated towel rail, tiled floor, extractor fan and coving to ceiling.

### Front Of Property

Block paved parking for two cars, shared side access leading to rear garden.

### Rear garden

A long rear garden with patio leading off from the kitchen, steps leading to a low maintenance lawned area, with a raised decked area to the rear of the garden, outside cold water tap, gate to side access which leads to the front of the property. Measuring approximately 12ft x 6ft is the storage shed complete with power.





Floor 0 Building 1



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Approximate total area<sup>(1)</sup>

848.09 ft<sup>2</sup>  
78.79 m<sup>2</sup>

Reduced headroom

14.21 ft<sup>2</sup>  
1.32 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>69</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	