



Telford Avenue
Stevenage, Hertfordshire SG2 0AU



208 Telford Avenue, Stevenage, SG2 0AU

£279,995

Well presented three bedroom home within walking distance of Fairlands Valley Park.

A well presented three bedroom home enjoying a pleasant location situated towards the corner of Telford Avenue and Faraday Road within a stone's throw of mature bluebell woods and Fairlands Valley Park.

The property is also within the catchment area of both the Nobel and Marriotts Secondary Schools (both rated "Good" by OFSTED).

The rear garden is a further highlight of the property being of generous proportions whilst enjoying an attractive private aspect backing onto a mature wooded coppice.

The accommodation has been modernised throughout and comprises a welcoming reception hallway, an open-plan modern fitted kitchen/dining room, a most comfortable lounge backing onto the private garden, first floor landing leading to three generous bedrooms and a well appointed modern family bathroom. Further practical benefits include gas fired central heating and double glazing. In addition the property benefits further from a paved driveway to the front of the property providing off-road parking for one vehicle. Viewing highly recommended.

LOCATION

Stevenage comprises both the New and Old Towns and is close to the A1M. The Historic High Street in the Old Town offers a good selection of shops, a Waitrose and Tesco Express supermarket, cafés/restaurants, public houses, public library, local Schools and a bank. There are more comprehensive shopping facilities in the nearby New Town with Schools, a Leisure Complex, Theatre and Arts Centre and Stevenage mainline train station with fast regular trains to London Kings Cross (23 mins).

THE ACCOMMODATION COMPRISES

UPVC double glazed front door and double glazed side window opening to:

RECEPTION HALLWAY

A welcoming reception hallway finished with natural stone effect tiled flooring, central heating thermostat, radiator with cover, staircase rising to the first floor, coat/meter cupboard and doors to:

KITCHEN / DINING ROOM

13'4" x 10'10" into recess (4.07 x 3.30 into recess)

An open-plan modern fitted kitchen/dining room featuring stripped wooden floorboards and fitted with a range of cream shaker style base and eye level units finished with wooden butchers block square edged work surfaces with an inset white ceramic belfast sink with a counter mounted chrome mixer tap. Integrated single oven with electric touch-sensitive hob with glazed splashbacks with space and plumbing for a washing machine, slimline dishwasher and fridge/freezer. Decorative glass blockwork to the lounge, useful understairs storage cupboard and double glazed window to the front elevation.

LOUNGE

18'4" x 10'9" (5.60 x 3.27)

A most comfortable room situated to the rear of the property enjoying views to the rear garden via wide double glazed french doors with side windows, wooden laminate flooring, decorative fireplace recess with travertine tiled surround, TV aerial point and double panelled radiator.

FIRST FLOOR LANDING

Access to part boarded loft space with loft ladder, exposed wooden floorboards, airing cupboard housing wall mounted combination gas fired boiler. Doors to:

BEDROOM ONE

12'6" x 10'11" (3.80 x 3.33)

A generous double bedroom situated to the rear of the property with double glazed window with views over the rear garden, exposed wooden floorboards and radiator.

BEDROOM TWO

10'10" x 12'6" (3.30 x 3.81)

A further generous double bedroom with exposed wooden floorboards, radiator and double glazed window to the front elevation.

BEDROOM THREE

10'10" x 8'0" (3.30 x 2.43)

With radiator and double glazed window to the rear elevation with views over the rear garden.

FAMILY BATHROOM

7'11" x 7'8" (2.41 x 2.33)

A spacious family bathroom fitted with a modern white three-piece suite comprising a panelled bath with separate thermostatic shower over, pedestal hand wash basin and low

level wc, slate tiled floor and skirting, tiled splashbacks, radiator, arched storage recess with fitted shelving and double glazed window to the front elevation.

OUTSIDE

DRIVEWAY

The property is set back from the road behind a crazy paved frontage providing off-road parking for one vehicle with pathway extending to the storm porch and front door. Gated side passageway leading to the rear garden.

REAR GARDEN

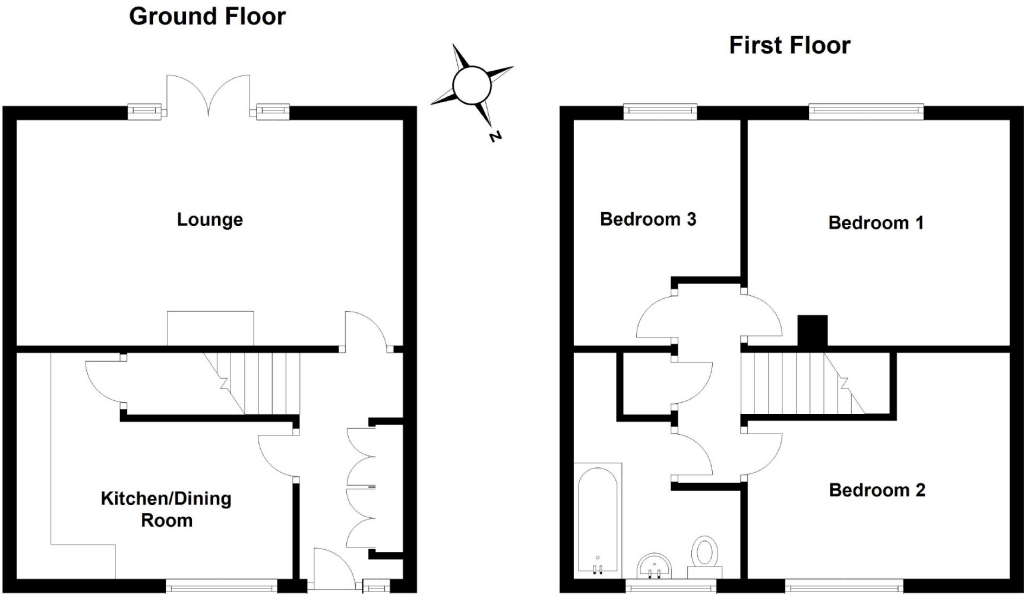
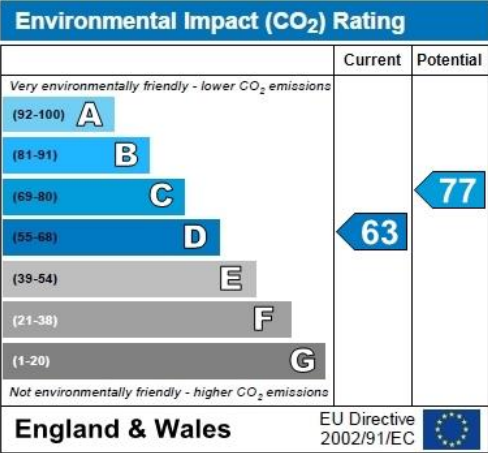
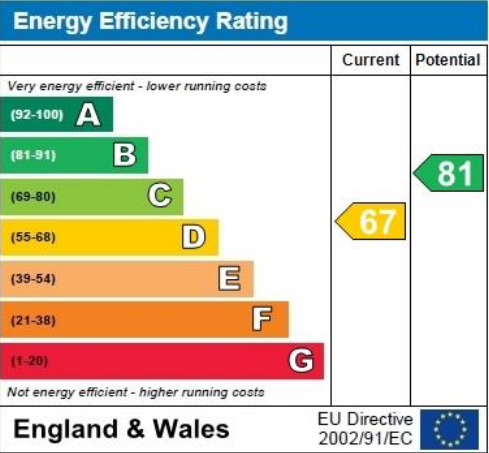
A further highlight of the property is the well proportioned private rear garden backing onto mature wooded coppice creating a pleasant private aspect, substantial raised wooden decking extending to the rear of the garden with lawn to one side interspersed by rockery border with further mature shrubbery. Recently replaced wooden panelled fencing to the rear and side of the garden with concrete posts and substantial wooden shed. Gated access to the front of the property.

TENURE AND COUNCIL TAX

The Tenure of this property is FREEHOLD.

The Council Tax Band is "C" and the amount payable for the year 2017/18 is £1,418.97.







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