



Huntingdon Road,  
Stevenage, Hertfordshire SG1 2PA



## 22 Huntingdon Road, Stevenage, SG1 2PA

### £335,000

Well presented three bedroom semi-detached home enjoying a pleasant cul-de-sac location within walking distance of the historic Old Town and mainline railway station.

A well presented three bedroom semi-detached home enjoying a pleasant cul-de-sac location whilst conveniently situated on the edge of the Old Town within walking distance of the historic Old Town High Street and mainline railway station.

The property is well presented throughout whilst benefitting from a driveway providing parking for three cars whilst leading to a detached single garage and pleasant rear garden. Further practical benefits include gas central heating and UPVC double glazing.

In full the accommodation comprises a wide welcoming reception hallway, spacious open-plan lounge/dining room, modern fitted kitchen, first floor landing leading to three bedrooms, two of which are spacious double rooms with a separate wc and bathroom.

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

Attractive double glazed front door with etched stained glass panel with opaque double glazed side window to:

#### RECEPTION HALLWAY

14'4" x 6'1" (4.36 x 1.85)

A wide welcoming reception hallway finished with light wooden flooring. Staircase rising to the first floor with recess below, radiator, coats cupboard and part-glazed doors to:

#### LOUNGE / DINING ROOM

24'11" x 11'5" (7.59 x 3.48)

Spacious open-plan lounge/dining room featuring a continuation of the light wooden flooring with a feature double glazed bow window to the front elevation with double glazed french doors with side windows opening to the rear garden. Two radiators, central heating

thermostat, TV and phone points.

#### KITCHEN

8'9" x 7'3" (2.67 x 2.20)

Fitted with a modern range of light oak base and eye level units and drawers finished with black granite effect rolled edge work surfaces with an inset circular stainless steel sink unit and drainer with a chrome mixer tap. A range of freestanding appliances include a fridge/freezer, washing machine, dishwasher and a Rangemaster range oven (possibly available by separate negotiation) with a stainless steel and glazed extractor canopy above. Tiled effect flooring complemented by black gloss tiled splashbacks and under-unit lighting. Double glazed door and window to the rear of the property.

#### FIRST FLOOR LANDING

9'6" x 8'2" (2.90 x 2.50)

Access to insulated part-boarded loft. Doors to:

#### BEDROOM ONE

12'6" x 9'9" (3.81 x 2.98)

A generous double bedroom with a radiator, TV point and double glazed window to the front elevation.

#### BEDROOM TWO

9'7" x 12'1" (2.92 x 3.68)

A further double bedroom with a radiator, TV point and double glazed window to the rear elevation. Airing cupboard housing hot water tank with laundry shelves and wall mounted gas fired boiler.

#### BEDROOM THREE

7'9" x 9'5" (2.37 x 2.86)

Currently used as a study with wooden effect flooring, radiator and double glazed window to the front elevation.

#### SEPARATE WC

Fitted with a low level wc and double glazed window to the rear elevation.

#### BATHROOM

Fitted with a panelled bath with mixer tap and shower attachment, pedestal hand wash basin, tiled walls, chrome towel radiator and double glazed window to the rear elevation.

**OUTSIDE FRONT**

The property is set back from the cul-de-sac behind an established front garden laid to lawn with pathway extending to the front door part enclosed by wooden fencing and clipped hedging.

**REAR GARDEN**

Paved terrace with lawn beyond, raised shrub borders, enclosed by wooden panelled fencing. The garden sides on to the garage and driveway

**DRIVEWAY**

Driveway to the side of the lawn extending the length of the property to the garage located in the rear garden beyond providing off-road parking for at least three vehicles with gated access to the garden.

**GARAGE**

Single garage with up and over door with power and light.

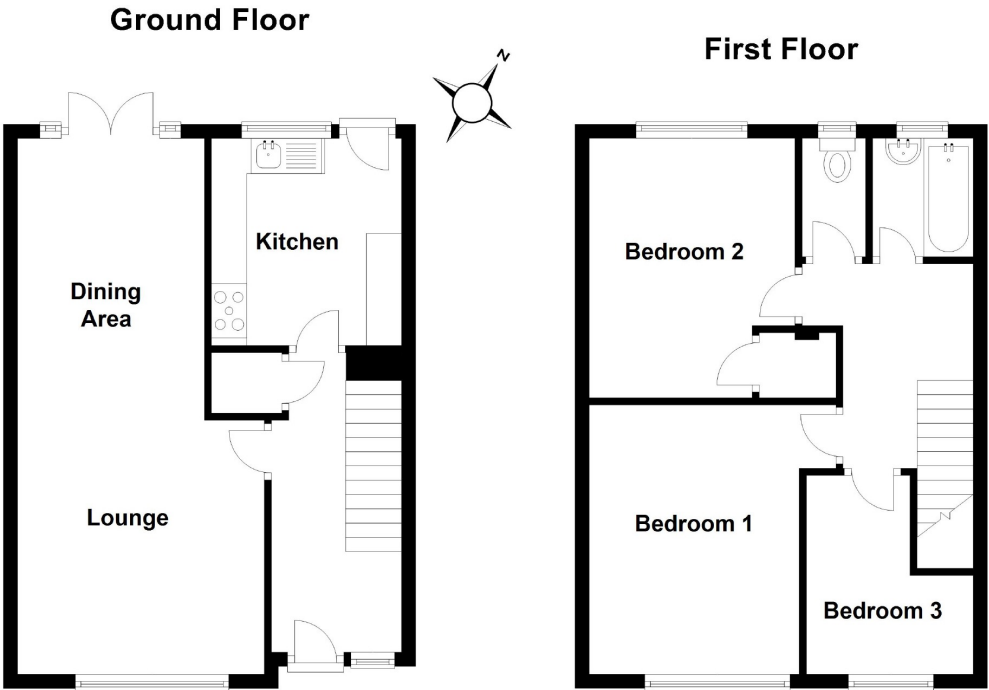
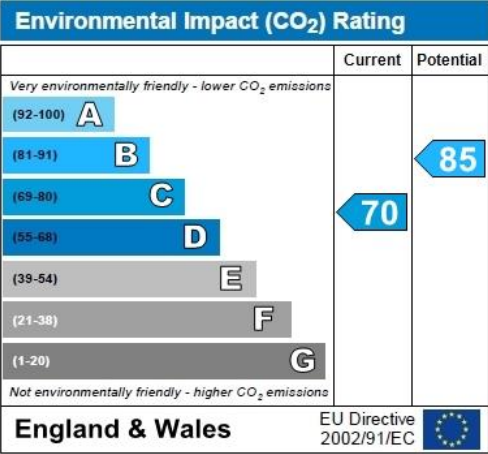
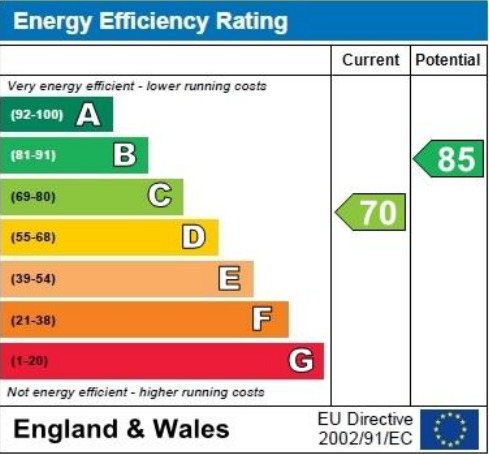
**TENURE AND COUNCIL TAX**

The Tenure of this property is FREEHOLD.

The Council Tax Band is "D" and the amount payable for the year 2017/18 is £1,596.35.











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