



27 Haycroft Road, Old Town, Stevenage, SG1 3JL
£299,995



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A rare opportunity to purchase a well presented attractive Victorian two bedroom semi-detached home conveniently situated within the heart of the Old Town within easy walking distance of the historic High Street and mainline railway station.

The property benefits from a recently refitted kitchen with the added advantage of double glazing and gas fired central heating.

The accommodation comprises a dining room, a comfortable lounge, modern fitted kitchen, ground floor modern fitted bathroom and first floor landing leading to two double bedrooms.

The rear garden is a particular highlight of the property enjoying a private aspect whilst approaching 100ft in length.

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 opening to:

DINING ROOM 3.36 x 3.05 (11'0" x 10'0")

Stylish wooden effect flooring, feature fireplace with an inset living flame gas fire and back boiler set to cream granite hearth and surround, double panelled radiator and double glazed window to the front elevation. Opening to:

LOUNGE 4.27 x 3.36 (14'0" x 11'0")

Measurements include a part enclosed staircase rising to the first floor, continuation of stylish wooden effect flooring, decorative fireplace recess, TV aerial point, radiator, double glazed window to the rear elevation and doorway to:

KITCHEN 3.08 x 2.07 (10'1" x 6'9")

Recently refitted with a comprehensive range of white high gloss base and eye level units and drawers finished with wooden grain effect square edged work surfaces with an inset stainless steel sink unit with mixer tap, further matching tall larder cupboard, space and plumbing for kitchen appliances, grey natural stone effect tiled flooring, double glazed door and window to the side elevation. Door to:

BATHROOM 1.94 x 1.51 (6'4" x 4'11")

Situated on the ground floor whilst fitted with a modern white three-piece suite comprising a low level wc with a concealed cistern set to beech effect panels, vanity hand wash basin to one side, panelled bath with mixer tap and shower attachment. White tiled splashbacks, tiled effect flooring, radiator and double glazed windows to both the rear and side elevations.

FIRST FLOOR LANDING

Access to loft space and doors to:

BEDROOM ONE 3.35 x 3.34 (11'0" x 10'11")

Measurements exclude an airing cupboard with hot water tank. Original cast iron fireplace, radiator and double glazed window to the rear elevation.

BEDROOM TWO 3.36 x 3.08 (11'0" x 10'1")

Radiator and double glazed window to the front elevation.

OUTSIDE



FRONT

The property is set back from the road behind a small low maintenance front garden enclosed by picket fencing with pathway providing gated access to the rear garden.

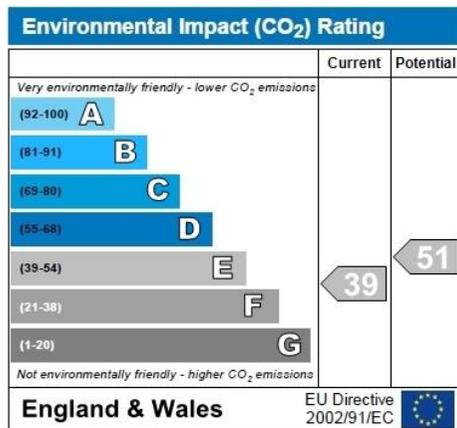
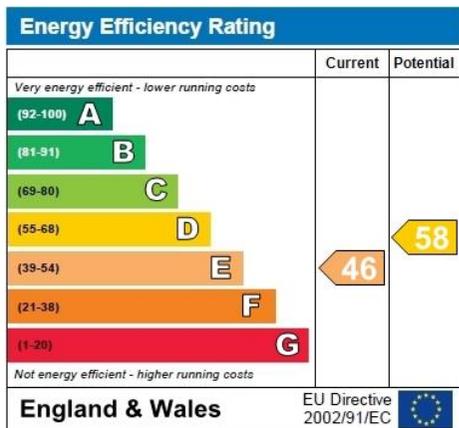
REAR GARDEN

A particular highlight of the property is the generous rear garden approaching 100ft in length laid predominantly to lawn with shrub borders, paved terrace and wooden garden shed to the rear. Garden enclosed by wooden panelled fencing with 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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