



Alley's Road,
Stevenage, Hertfordshire SG1 3PP



2 Alleyns Road, Old Town, Stevenage, SG1 3PP

£409,995

Charming three bedroom Victorian cottage enjoying a pleasant convenient location at the head of Letchmore Green.

An iconic Old Town three bedroom Victorian cottage enjoying a convenient location set back from the road behind Letchmore Green.

This charming cottage is perfectly located within easy walking distance of the historic Old Town High Street and the mainline railway station offering a fast train link to London Kings Cross in approximately 23 minutes. The cottage enjoys the unusual advantage of a generous adjoining garage whilst retaining an abundance of original character features.

In full, the accommodation comprises an entrance porch, reception hallway/study area, utility room, downstairs cloakroom/wc, modern fitted kitchen, generous open-plan lounge with feature fireplace, converted cellar currently used as a hobby/music room, first floor landing leading to three generous bedrooms and a spacious family bathroom. Other benefits include sash windows, gas fired central heating and the benefit of a low maintenance private courtyard rear garden. Viewing 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 door opening to:

ENTRANCE PORCH

Double glazed windows to both the front and side elevations, wooden grain effect tiled flooring and a glazed door opening to:

RECEPTION HALLWAY / STUDY AREA

Continuation of wooden grain effect tiled flooring, picture rail, double panelled radiator, double glazed door opening to the rear garden with further doors to:

DOWNSTAIRS CLOAKROOM / WC

Fitted with a white two-piece suite comprising a low level wc with wall mounted hand wash

basin, continuation of wooden grain effect tiled flooring, single panelled radiator, picture rail and window to the front elevation.

UTILITY ROOM

11'6" x 4'7" (3.50 x 1.39)

Space and plumbing for washing machine and tumble dryer with work surface over, wall mounted gas fired boiler, double panelled radiator and a personal door to the garage.

KITCHEN

13'0" x 10'0" (3.95 x 3.06)

Attractive cottage style fitted kitchen comprising a comprehensive range of cream shaker style base and eye level units finished with wooden butchers block work surfaces with a ceramic Belfast sink and a counter-mounted chrome mixer tap. Further range of corner display shelves, plate rack, book shelving and glazed crockery cabinet. White tiled surrounds with contrasting border tile, continuation of wooden grain effect tiled flooring, freestanding gas oven and hob included in the sale with an extractor canopy above with a freestanding American style fridge/freezer and dishwasher (possibly available by separate negotiation). Sash window to the front elevation and glazed door to:

LOUNGE / DINING ROOM

25'4" x 12'9" (7.71 x 3.89)

A visually striking open-plan lounge/dining room of excellent proportions benefiting from a dual aspect provided by two double glazed windows to the front elevation with fitted wooden shutters and a further double glazed window to the side with fitted wooden shutters. Traditional glazed hardwood front door to the front of the property with stylish wooden flooring. Measurements include the staircase rising to the first floor with further staircase leading to the converted cellar. Two double panelled radiators, TV aerial point, picture rail and a feature cast iron detailed open fireplace with tiled slips and a black slate hearth.

HOBBY / MUSIC ROOM

12'7" x 11'9" (3.84 x 3.58)

The cellar has been converted and is currently used as a hobby/music room with measurements excluding a useful deep storage cupboard, feature arched fireplace recess, downlighters, double panelled radiator and window to the side elevation.

FIRST FLOOR LANDING

Downlighters, picture rail, airing cupboard housing hot water cylinder and laundry shelves. Doors to:

BEDROOM ONE

17'10" x 12'9" (5.44 x 3.89)

A most spacious master bedroom with measurements including a range of freestanding wardrobes with the benefit of a dual aspect provided by sash windows to both the front and side elevations, picture rail, pretty cast iron original fireplace with a tiled hearth and two double panelled radiators.

BEDROOM TWO

10'0" x 8'2" (3.05 x 2.49)

Picture rail, single panelled radiator, access to part boarded loft space and a sash window to the rear elevation.

BEDROOM THREE

12'8" x 6'3" (3.85 x 1.90)

Picture rail, double panelled radiator and a sash window to the front elevation.

BATHROOM

10'8" x 6'9" (3.25 x 2.07)

Of excellent proportions and fitted with a white three-piece suite comprising a low level wc, pedestal hand wash basin, wooden panelled bath with chrome mixer tap and shower attachment and a separate shower cubicle with fitted shower. Decorative wooden panelled walls to three-quarter height, complemented by stone tiled flooring. UPVC double glazed window to the side elevation with a further sash window to the front elevation. Picture rail and double panelled radiator.

OUTSIDE

FRONT

The property enjoys a pleasant location set behind Letchmore Green on the corner of Alleyns Road. A driveway provides access across the Green leading to the garage.

SIDE GARDEN

There is a landscaped garden to the side of the property with mature shrubs enclosed by brick retaining walls and wrought iron railings with brick pillars finished with stone cappings.

GARAGE

A generous detached garage with metal up and over door, power and light, double glazed door and window opening to the rear garden and personal door to the utility room. Water tap.

REAR GARDEN

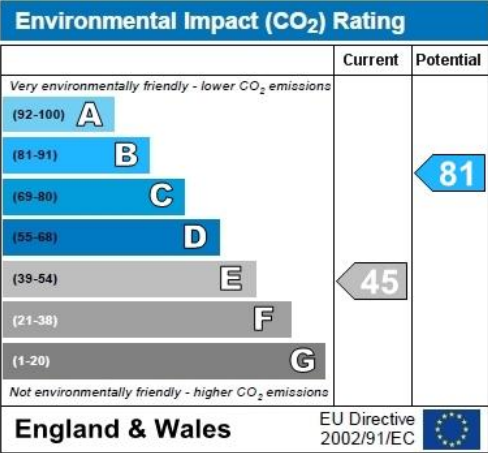
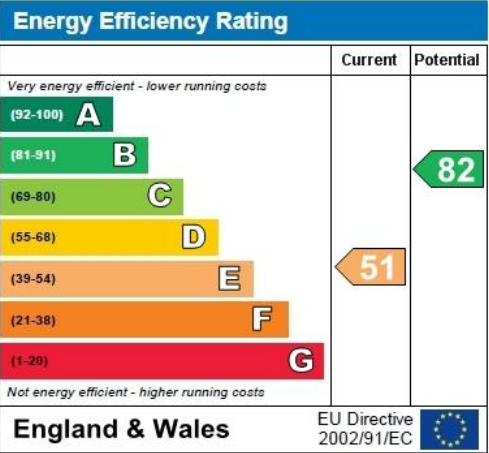
The property has the advantage of a low maintenance paved courtyard style rear garden finished with traditional block pavers being enclosed by wooden panelled fencing and a brick retaining wall enhancing the private sunny aspect, ideal for alfresco dining. Outside tap and power socket.

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 £1,418.07.







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