



Raleigh Crescent,
Stevenage, Hertfordshire SG2 0ED



93 Raleigh Crescent, Stevenage, SG2 0ED

£325,000

Well presented three bedroom semi-detached home with a pleasant garden, garage and a most generous driveway providing ample off-road parking.

A well presented three bedroom semi-detached home enjoying the benefit of a deep frontage combining a double width driveway providing off-road parking for at least two vehicles with an established front garden with the opportunity to create additional off-road parking if so required.

The property is situated in a well regarded turning within the popular Chells area of Stevenage and benefits further from gas fired central heating and UPVC double glazing.

There is an extension to the front of the property providing an entrance porch and a practical downstairs cloakroom/wc.

To the rear of the property there is a well maintained established rear garden with the advantage of a garage en-bloc immediately siding onto the garden with an opportunity to create a personal door from the garage providing direct access to the garden if so required.

In full, the accommodation comprises an entrance porch, downstairs cloakroom/wc, open-plan modern fitted kitchen/dining room, lounge overlooking the rear garden, first floor landing leading to three generous bedrooms, two of which are good sized double rooms. In addition there is a modern fitted family bathroom.

Viewing is 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:

ENTRANCE PORCH

Parquet flooring, coats cupboard with sliding mirrored doors. Doors to:

DOWNSTAIRS CLOAKROOM / WC

Fitted with a low level wc and a wall mounted hand wash basin, continuation of parquet flooring, traditional heated chrome towel radiator and double glazed window to the side elevation.

KITCHEN / DINING ROOM

18'4" x 11'6" (5.60 x 3.50)

A generous open-plan kitchen/dining room with the kitchen area fitted with a comprehensive range of modern cream shaker style base and eye level units and drawers with further illuminated display cabinets and under-unit lighting, finished with high gloss wooden effect rolled edge work surfaces with an inset stainless steel sink with mixer tap, integrated stainless steel and glazed oven with stainless steel four-ring gas hob with extractor canopy above, space for fridge/freezer and space and plumbing for a washing machine. A peninsular breakfast bar naturally divides the kitchen from the dining area. Tiled splashbacks, double glazed bow window to the front elevation. The dining area defined by a continuation of the parquet flooring, radiator, dado rail, staircase rising to the first floor with a door to:

LOUNGE

18'4" x 10'8" (5.60 x 3.25)

Situated to the rear of the property with wide double glazed patio doors opening onto the rear garden, wall mounted gas fire with back boiler, TV aerial point, dado rail.

FIRST FLOOR LANDING

Access to part-boarded loft space, shelved storage cupboard and doors to:

BEDROOM ONE

12'5" x 10'10" (3.78 x 3.31)

Measurements include a built-in wardrobe, radiator and double glazed window to the rear elevation.

BEDROOM TWO

11'11" x 8'2" (3.63 x 2.50)

Measurements include a range of built-in wardrobes with further storage recess above the stair housing, radiator and double glazed window to the front elevation.

BEDROOM THREE

10'11" x 7'11" (3.32 x 2.42)

With a radiator and double glazed window to the rear elevation.

BATHROOM

8'5" x 7'8" (2.57 x 2.34)

Fitted with a white three-piece suite comprising a cast iron panelled rolled top bath with chrome mixer tap and power shower, pedestal hand wash basin and a low level wc, stylish grey wall and floor tiles with contrasting mosaic border tile, chrome heated towel rail, airing cupboard housing hot water tank and laundry shelves. Double glazed window to the front elevation.

OUTSIDE**FRONT**

The property is set back from the road behind a deep frontage combining a double width tarmac driveway providing off-road parking for at least two vehicles with established lawns, pathway leading to the front door, attractive clipped boundary hedging and shrubbery. Gated side passageway providing access to the rear garden. Outside light.

REAR GARDEN

A well maintained rear garden with a substantial paved patio leading to the rear of the property with a well tended lawn to either side, deep slate shingled borders, established shrubbery and an attractive decorative garden pond, Spacious wooden garden shed and Aviary. Garden enclosed by wooden panelled fencing and boundary hedging. Outside light. Side passageway providing gated access to the front of the property.

GARAGE

Garage situated en-bloc with a recently replaced roof and up and over door, siding onto the garden with potential to add a personal door from the garage which would provide direct access to the rear garden if so required. There is a disused wooden Aviary in the garden which could easily be adapted to provide additional outside storage space if required.

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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