



Stanmore Road,
Stevenage, Hertfordshire SG1 3QE



56 Stanmore Road, Old Town, Stevenage, SG1 3QE

£399,995

Spacious three bedroom Victorian semi-detached home located in a highly regarded turning within the heart of the historic Old Town.

A substantial extended Victorian three bedroom semi-detached home occupying a generous corner private plot within this highly convenient well regarded Old Town turning within easy walking distance of the historic High Street and mainline railway station.

The property benefits from both an extension and loft conversion creating a versatile spacious arrangement of accommodation whilst retaining a number of period features including fireplaces, internal doors and sash windows.

The accommodation comprises an entrance porch, reception hallway, lounge, dining room, family/breakfast room, modern fitted kitchen, utility room/wc, first floor landing leading to two double bedrooms both with original fireplaces and a most spacious family bathroom. A second staircase rises to the second floor landing providing access to the third bedroom.

There is potential to create off-road parking at the bottom of the garden subject to gaining the relevant Highways Consent.

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

Traditional part-glazed hardwood front door opening to:

ENTRANCE PORCH

Feature black and white checkerboard floor tiles with a period part-glazed hardwood door opening to:

RECEPTION HALLWAY

Staircase rising to the first floor, radiator and door to:

LOUNGE

17'4" x 12'1" (5.28 x 3.68)

A most comfortable room with a feature original fire surround with glazed tiled slips and feature sash bay window to the front elevation, radiator and wide square arch opening through to:

DINING ROOM

A generous room with double glazed french doors opening to the rear garden with further sash window to the side elevation, central heating thermostat, radiator and door to:

FAMILY / BREAKFAST ROOM

10'5" x 9'1" (3.18 x 2.76)

Practical wooden laminate flooring, useful understairs storage cupboard, radiator and double glazed window to the side elevation. Door to:

KITCHEN

9'3" x 9'1" (2.81 x 2.76)

Fitted with a comprehensive modern range of white high gloss base and eye level units and drawers finished with black granite effect square edged work surfaces with an inset circular stainless steel sink unit with mixer tap. Integrated Zanussi stainless steel and glazed oven with a Neff ceramic hob over with a Neff concealed extractor canopy above. Space and plumbing for a dishwasher and under-unit fridge. Wooden laminate flooring, stylish white tiled splashbacks, wall mounted gas fired boiler, radiator and double glazed window and door to the side elevation. Door to:

UTILITY ROOM / WC

8'11" x 3'11" (2.72 x 1.20)

Space and plumbing for a washing machine with work surface over with space for further appliance above. High level storage cupboard, low level wc with further cupboards to the side and a radiator.

FIRST FLOOR LANDING

Staircase continuing to the second floor. Doors to:

BEDROOM ONE

15'4" x 10'1" (4.67 x 3.08)

A most comfortable master bedroom featuring a pretty cast iron fireplace, radiator and two sash windows to the front elevation.

BEDROOM TWO

12'0" x 9'6" (3.65 x 2.90)

A further double bedroom featuring a pretty cast iron fireplace, radiator and sash window to the rear elevation.

BATHROOM

10'5" x 9'1" (3.17 x 2.78)

Of excellent proportions fitted with a white suite comprising a panelled bath with a separate shower over, pedestal hand wash basin and a low level wc, white tiled splashbacks, radiator, heated towel rail and a sash window to the rear elevation. Measurements include a double width airing cupboard housing the hot water tank and laundry shelves.

SECOND FLOOR LANDING

Sealed unit Velux double glazed window to the rear elevation with steps and door to:

BEDROOM THREE

11'6" x 11'7" (3.51 x 3.52)

Two sealed unit Velux double glazed windows to the front elevation and radiator.

OUTSIDE

FRONT

The property occupies a private corner position within this highly regarded Old Town turning conveniently situated within walking distance of the local amenities and mainline railway station. Planted front garden retained by low decorative brick walls with a wrought iron gate with path leading to storm porch and front door with wide gated side access to the rear garden.

REAR GARDEN

A generous south facing private rear garden laid predominantly to lawn with shrub borders with paved terracing to the rear enclosed by wooden panelled fencing with gated access to the side and front of the property. Wooden garden tool shed.

POTENTIAL OFF-ROAD PARKING

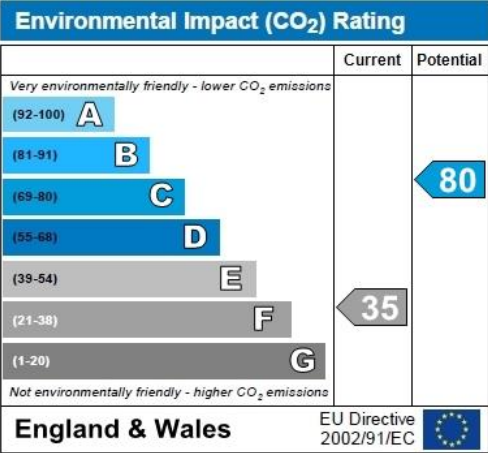
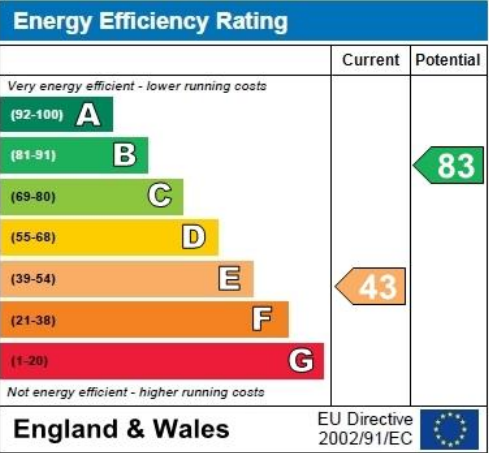
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TENURE AND COUNCIL TAX

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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Telephone: 01438 316846
oldtown@putterills.co.uk
www.putterills.co.uk



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