



PUTTERILLS

— est. 1992 —

6 Hollyshaws, Oaks Cross, Stevenage SG2 8NZ  
**£374,995**

## SUBSTANTIAL THREE BEDROOM SEMI-DETACHED HOME WITH GENEROUS PRIVATE GARDENS AND DOUBLE WIDTH DRIVEWAY LEADING TO GARAGE.

A spacious three bedroom semi-detached home occupying a generous, private plot within a highly sought-after turning within "Oaks Cross" close to the southern outskirts of Stevenage. Whilst the property would benefit from a degree of modernisation, there is tremendous scope to extend or to convert the loft space (subject to planning permission). There is the additional advantage of a sizeable attached single garage with a rear lobby, cloakroom/wc and workshop beyond with the remainder of the ground floor accommodation comprising a reception hallway, lounge, separate dining room and fitted kitchen. From the first floor landing there are three generous bedrooms, two of which are excellent double sized rooms, both benefiting from built-in wardrobes, shower room with level walk-in shower and separate wc. Further practical benefits include double glazing and gas fired central heating. Viewing recommended.

### STEVENAGE

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 and side window opening to:

#### RECEPTION HALLWAY 3.82 x 1.90 (12'6" x 6'3")

Measurements include the staircase rising to the first floor with coats cupboard below, telephone point, radiator and doors to:

#### LOUNGE 3.82 x 4.63 (12'6" x 15'2")

Measurements taken into a wide square UPVC double glazed bay window to the front

elevation. Living flame gas fire set to cream tiled surrounds with wooden mantle and granite hearth, Virgin cable point and glazed double doors to:

#### DINING ROOM 3.04 x 3.04 (10'0" x 10'0")

Ample space for dining table, double glazed french doors with side window opening to the rear garden. Door to:

#### KITCHEN 3.52 x 2.62 (11'7" x 8'7")

Fitted with a modern range of beech effect base and eye level units and drawers finished with rolled edge wooden effect work surfaces with an inset cream single sink unit with cream mixer tap. A range of freestanding appliances include a slimline dishwasher, washing machine, under-counter fridge, stainless steel and glazed double oven incorporating an electric hob (all included in the sale price). Recess housing floor-standing gas fired boiler, radiator, tiled splashbacks and double glazed window to the rear elevation. Part-glazed door to:

#### REAR LOBBY

Freestanding freezer (included in the sale), skylight window, personal door to the garage with further doors to:

#### DOWNSTAIRS CLOAKROOM / WC

Fitted with a low level wc with push button flush, wall mounted hand wash basin with mixer tap, radiator and double glazed window to the rear elevation.

#### WORKSHOP 1.83 x 1.83 (6'0" x 6'0")

Measurement include a built-in solid work bench with double glazed window and door to the rear garden.

#### FIRST FLOOR LANDING

Double glazed window to the side elevation, deep airing cupboard housing hot water tank and laundry shelves. Doors to:

#### BEDROOM ONE 3.57 x 3.00 (11'9" x 9'10")

Measurements include a built-in wardrobe with further cupboards over whilst exclude the door recess and the original built-in cupboard/wardrobe with shelving to one side, access to the boarded loft space with retractable loft ladder and light, radiator and double glazed window to the front elevation.

### **BEDROOM TWO 3.91 x 3.04 (12'10" x 10'0")**

Measurements include a built-in wardrobe whilst exclude a further original built-in wardrobe/cupboard, two radiators and double glazed window to the rear elevation.

### **BEDROOM THREE 2.78 x 2.67 (9'1" x 8'9")**

Currently being used as a study with measurements including a built-in wardrobe and shelving with a radiator and double glazed window to the front elevation.

### **SHOWER ROOM 1.81 x 1.39 (5'11" x 4'7")**

The original bathroom has been converted into a shower room with a double length walk-in level shower cubicle with glazed screen and Mira shower, corner hand wash basin with mixer tap and vanity cupboard below, white tiled walls with glass mosaic border tile, chrome heated towel rail and double glazed window to the side elevation.

### **SEPARATE WC**

Fitted with a white low level wc with push button flush with wall mounted hand wash basin and double glazed window to the side elevation.

### **OUTSIDE**

#### **FRONT**

The property is set back from the road behind a generous frontage with wide driveway providing double width parking for two vehicles with steps to covered storm porch and front door, driveway leading to the garage, garden to the side with well stocked shrub borders and low fencing.

#### **GARAGE**

Generous single garage with electric remote roller door, power and light. Door to the rear lobby.

#### **REAR GARDEN**

The property enjoys the advantage of a generous well maintained rear garden enjoying a private aspect, laid predominantly to a curved lawn flanked by deep well stocked flower and shrub borders with a substantial paved terrace with a low dwarf stone wall to the rear with shingled curved border beyond. Wooden framed greenhouse with garden shed to one side, garden enclosed by wooden panelled fencing with door to the workshop.

### **COUNCIL TAX**

The Council Tax Band is "D" and the amount payable for the year 2018/19 is £1,688.92.









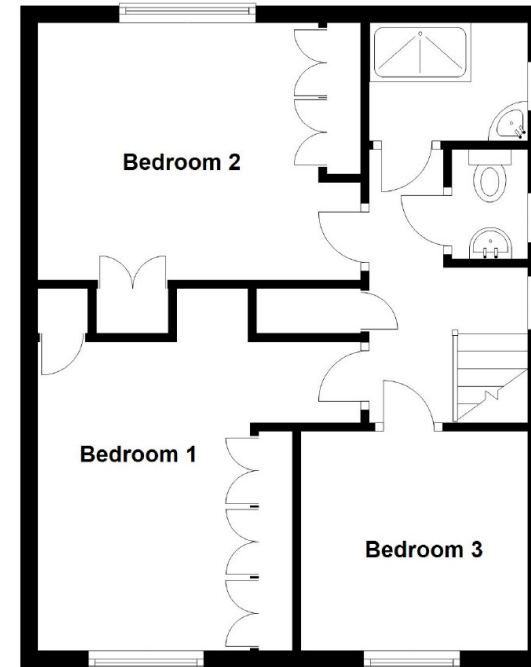




**Ground Floor**



**First Floor**



**PUTTERILLS**

EST. 1992

[putterills.co.uk](http://putterills.co.uk) | 01438 316846 | [oldtown@putterills.co.uk](mailto:oldtown@putterills.co.uk)

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.