



PUTTERILLS

est. 1992

86 Collenswood Road, Stevenage, SG2 9HD

£269,995

WELL PRESENTED, EXTENDED THREE BEDROOM HOME ENJOYING A PLEASANT POSITION ON THE EDGE OF SHEPHALL WITH A SUNNY PRIVATE LOW MAINTENANCE GARDEN AND GARAGE AT THE REAR.

* STAMP DUTY EXEMPT FOR FIRST TIME BUYERS *

A fantastic opportunity to purchase a much loved, well presented EXTENDED THREE BEDROOM HOME WITH GARAGE enjoying a pleasant position on the edge of Shephall whilst enjoying the benefit of a sunny private low maintenance generous rear garden with a personal door opening directly into the garage at the rear. The property benefits further from a substantial ground floor extension creating a most spacious arrangement of ground floor accommodation whilst further benefits include modern gas fired central heating, double glazing and a feature brick built fireplace with wood burning stove to the lounge. In full the accommodation comprises an entrance porch, generous lounge, spacious open-plan dining/family room, refitted modern kitchen with the first floor landing providing access to three bedrooms, two of which are excellent sized double rooms and family shower room. 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, a public library and local Schools. 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 and side window opening to:

ENTRANCE PORCH

Quarry tiled floor, radiator and part-glazed door to:

LOUNGE 5.74 x 3.73 (18'10" x 12'3")

Measurements include the staircase rising to the first floor. The original lounge has been combined with the reception hall to create a most comfortable spacious room featuring a

most impressive brick built open fireplace with a brick hearth and an inset cast iron wood burning stove with matching brickwork extending to a log store with media shelf above. Radiator with decorative cover, wall light and double glazed bow window to the front elevation. Glazed door to:

DINING / FAMILY ROOM 6.25 x 3.03 (20'6" x 9'11")

The original dining room has been extended creating a multi-purpose room providing both additional seating and dining areas finished with stylish oak effect flooring, radiator with decorative cover, double glazed patio doors opening to the rear garden with further double glazed door to the side, decorative square arch and doorway opening to:

KITCHEN / BREAKFAST ROOM 4.79 x 2.55 (15'9" x 8'4")

Measurements include the original pantry cupboard. The original kitchen has been extended and refitted with a modern range of sage green shaker style soft self-closing base and eye level units and drawers finished with wooden grain square edged work

surfaces with matching upstands and an inset white ceramic sink unit with mixer tap. Under-unit lighting, space and plumbing for kitchen appliances, natural stone effect tiled walls with ceramic floor tiles, double panelled radiator and ample space for breakfast table. Double glazed window to the rear elevation.

FIRST FLOOR LANDING

Access to the boarded loft space with ladder and light. Airing cupboard with hot water tank and laundry shelves. Doors to:

BEDROOM ONE 3.76 x 3.19 + door recess (12'4" x 10'6" +door recess)

A generous double bedroom with measurements including a range of bedroom furniture including wardrobes, dressing table and chest of drawers, radiator and double glazed window to the front elevation.

BEDROOM TWO 3.25 x 3.03 + door recess (10'8" x 9'11" +door recess)

A further double bedroom with two wardrobes and dressing table, radiator and double glazed window to the rear elevation.

BEDROOM THREE 2.50 x 2.45 (8'2" x 8'0")

Measurements include an overstairs storage cupboard whilst the bedroom is currently used as a study. Radiator and double glazed window to the front elevation.

FAMILY SHOWER ROOM 2.55 x 1.66 (8'4" x 5'5")

The original bathroom has been converted and refitted to a shower room comprising a low level wc with a concealed cistern with push button flush, wooden effect vanity shelf with hand wash basin to the side with white gloss vanity cupboard and drawers below, walk-in shower cubicle with Aqualisa shower, tiled splashbacks, radiator and double glazed window to the rear elevation.

OUTSIDE FRONT

The property is set back from the road behind a low maintenance front garden with decorative brick retaining walls, wrought iron gate with pathway to the front door. Covered side passageway providing gated access to the rear garden.

REAR GARDEN

Approximately 40ft in length enjoying a sunny private aspect to the rear, low maintenance with a paved terrace and raised well stocked beds, decorative garden pond, two sheds and a log store. Personal door opening directly into the garage located at the rear of the property.

GARAGE

Situated en-bloc immediately to the rear of the property with power and light with electric remote roller door with the practical advantage of a personal door opening directly to the rear garden.

TENURE AND COUNCIL TAX

The Tenure of this property is FREEHOLD. The Council Tax Band is "C". The amount payable for the year 2018/19 is £1,501.26

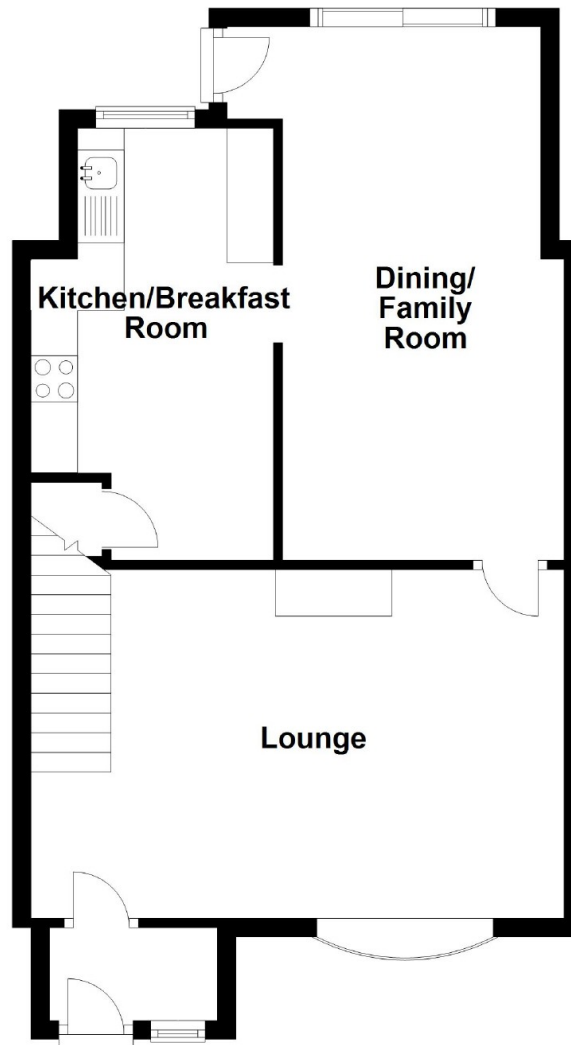




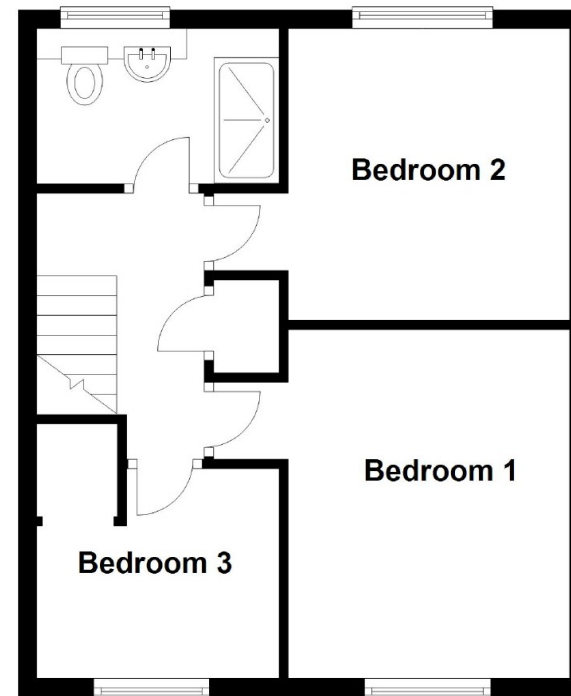




Ground Floor



First Floor



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