



PUTTERILLS

— est. 1992 —

64 Wychdell, Stevenage, SG2 8JD

£285,000

WELL MAINTAINED THREE BEDROOM FAMILY HOME WITH DRIVEWAY POTENTIAL AND GENEROUS PRIVATE REAR GARDEN.

Well presented three bedroom family home with driveway potential backing onto mature water meadows offering a peaceful outlook. Modern decor throughout. Generous entrance hallway/storage area with direct access to the landscaped rear garden. Spacious lounge diner positioned across the rear of the property with picture windows overlooking the private garden. Further benefits include refitted bathroom with three-piece white suite with high specification tower shower and recently replaced gas central heating boiler. Practicalities include gas central heating and double glazing throughout. Viewing highly recommended.

LOCATION

Stevenage comprises both the New and Old Towns and is conveniently situated within easy access of the A1M. The Historic High Street in the Old Town offers a good selection of shops, a Tesco Express supermarket, cafés/restaurants, public houses and a public library. In addition the area is well served by a good selection of local primary and secondary 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

UPVC double glazed front door with side windows opening to:

ENTRANCE HALL

Radiator, coving, stairs rising to the first floor and useful utility/storage area, wall mounted gas fired boiler installed 2019 and double glazed door at the rear opening to the garden.

KITCHEN 12'8" x 6'10" (3.86m

Fitted with a range of white base units and drawers with an inset single drainer stainless steel unit with chrome mixer tap. Mottled grey rolled edge work surfaces and tiled

splashbacks. Integrated oven, hob and extractor fan. Space and plumbing for washing machine and space for fridge/freezer. Electric cooker point. Electric heater. Double glazed window to the front elevation. Opening to hallway.

LOUNGE/DINER 18'7" x 9'6"

A particular feature of the property. Lounge widens to 12'6" maximum. TV and telephone points, coving, radiator and electric heater. Double glazed windows to the rear elevation.

FIRST FLOOR LANDING

Hatch to insulated loft space. Doors to all rooms.

BEDROOM ONE 13'6" x 8'11"

Generous double room. TV point, coving, fitted storage wardrobes, radiator and double glazed window to the rear elevation.

BEDROOM TWO 9'8" x 8'5"

Further double bedroom. TV point, coving, cupboard and space for wardrobes. Radiator and double glazed window to the rear elevation.

BEDROOM THREE 7'6" x 6'9"

Coving, fitted storage, radiator and double glazed window to the front elevation.

BATHROOM

Fitted with three-piece suite comprising a panelled bath with shower screen and mixer taps with feature Tower shower. Pedestal hand wash basin and low level wc with push button flush. Fully tiled walls and electric heater. Frosted double glazed window to the front elevation.

OUTSIDE

FRONT GARDEN

Hard landscaped frontage with driveway potential, subject to the usual consents, with no

dropped kerb. Path and step down to front door.

REAR GARDEN

Private rear garden laid mainly to lawn with shrub borders, decked patio area and fenced boundaries.

TENURE, COUNCIL TAX AND

The Tenure of this property is FREEHOLD.

The Council Tax Band is C. The amount payable for the year 2020/21 is £1624.69. The EPC Rating is D.

VIEWING INFORMATION

Viewing is strictly by appointment only through Putterills of Hertfordshire, through whom all negotiations should be conducted.

DISCLAIMER

Putterills endeavour to maintain accurate depictions of properties in virtual tours, floor plans and descriptions, however, these are intended only as a guide and intended purchasers must satisfy themselves by personal inspection.

MONEY LAUNDERING

REGULATIONS: Prior to a sale

being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale. FIXTURES & FITTINGS: All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the

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Talk to our Independent Adviser who will be pleased to discuss options with you.

Mr Adrian Murphy, Independent Mortgage Advice Bureau, 61 High Street, Old Town, Stevenage SG1 3AQ

T: 01438 360040. E:

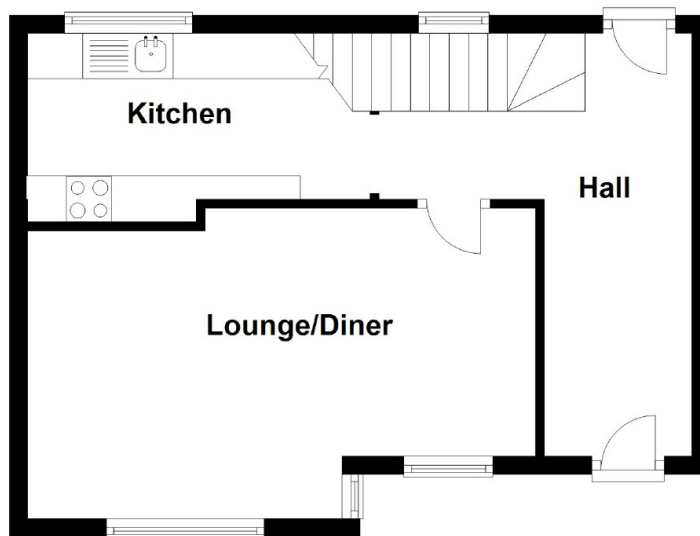
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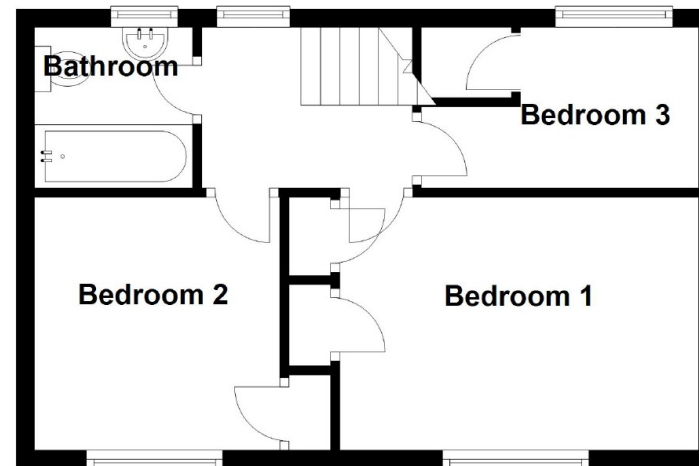




Ground Floor



First Floor



Total area: approx. 70.7 sq. metres (761.0 sq. feet)