



PUTTERILLS

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23 Green Street, Old Town, Stevenage, SG1 3DS

Offers in excess of £485,000

## CHAIN FREE Victorian three storey semi detached villa situated within the heart of the Old Town.

A fantastic opportunity to purchase a beautifully appointed, painstakingly refurbished three bedroom, three storey semi-detached Victorian Villa. Conveniently situated within the heart of the Old Town, just a stone's throw from the historic High Street whilst the mainline railway station is within a comfortable 10 minute walk offering a fast direct link to Kings Cross in approximately 23 minutes. The property retains a fine period feel combining an abundance of Victorian features with a modern quality finish creating an exquisite, enviable home of the most comfortable proportions. The accommodation comprises a most generous open-plan lounge/dining room, fitted kitchen, separate utility room, first floor landing leading to a most spacious master bedroom with built-in wardrobes, separate double guest room with a modern en-suite shower room and a vast visually impressive opulent family bathroom featuring a freestanding roll top bath with claw feet. The second floor landing features exposed brickwork and opens to a generous third double bedroom with a vaulted ceiling and a walk-in wardrobe. Outside, there is a pleasant private southerly facing rear garden approximately 75ft in length, part walled with block paved terracing, outside wc and the practical benefit of a block paved frontage with wrought iron railings. Viewing highly recommended.

### LOCATION

Stevenage comprises both the New and Old Towns and is conveniently situated within easy access of the AIM. 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).

### SPECIFICATION

- \* UPVC double glazing including sash windows to the bays
- \* Refurbished feature Victorian open fireplace to the lounge
- \* Picture rails
- \* Reclaimed brick hearth to fireplace in dining area
- \* Original newel posts to staircase
- \* Bespoke window shutters
- \* Cream painted oak kitchen with matching separate Utility Room
- \* Quality carpeting throughout
- \* Laura Ashley heritage print wallpaper

- \* Laura Ashley period style light fittings
- \* Built-in wardrobe and period fire surround to master bedroom
- \* Composite front door with Victorian style bell pull
- \* House alarm
- \* Replacement guttering and fascia boards
- \* Four double external power sockets
- \* Outside wall mounted patio heater and Sun Awning
- \* Block paved frontage with wrought iron railings
- \* Part walled south facing rear garden
- \* Gas central heating with combination boiler

### THE ACCOMMODATION COMPRISES

Period style composite leaded light double glazed front door with original stone step, attractive tiled stone porch over, carriage light and Victorian style bell pull.

### LOUNGE / DINING ROOM 7.75 x 5.12 (25'5" x 16'10")

A fantastic introduction to this Victorian home, of excellent proportions with measurements including a part enclosed attractive staircase rising to the first floor with original newel posts and useful understairs coats cupboard, a most impressive refurbished reclaimed Victorian open fireplace with attractive tiled slips and granite heath creating a focal point to the seating area, further complemented by an attractive UPVC double

glazed sash bay window to the front elevation with colonial style window shutters. Deep corncicing and picture rails, TV and telephone points, wall mounted alarm control panel, wide square archway opening through to the dining area which provides ample space for a family sized dining table, further fireplace recess with reclaimed brick tiled hearth, double glazed french doors opening onto the block paved terrace with garden beyond. Two double panelled radiators and an oak part-glazed door opening to:

### KITCHEN 3.71 x 2.70 (12'2" x 8'10")

Fitted with a comprehensive range of cream painted oak base and eye level units and drawers finished with naturally distressed oak butchers block work surfaces with matching upstands with an inset ceramic Belfast sink with antique style counter mounted chrome taps. Further eye level frosted glazed display cabinets, exposed cream painted brickwork, tiled effect flooring, downlighters, Rangemaster classic deluxe dual fuel range oven incorporating gas burners, freestanding dishwasher and space for a fridge/freezer. Double glazed window to the side elevation and a square arch to:

### UTILITY ROOM 2.69 x 2.07 (8'10" x 6'9")

Fitted with a matching range of cream painted oak base units extending to double height larder cupboards,

finished with distressed oak butchers block work surfaces with matching upstands, continuation of tiled effect flooring, space and plumbing for washing machine, tumble dryer and under-counter fridge with a stainless steel and glazed drinks fridge (included in the sale). Radiator and double glazed door to the side and rear garden.

### FIRST FLOOR LANDING

Attractive staircase rising to the second floor with a useful storage cupboard below, picture rails, radiator and doors to:

### BEDROOM ONE 5.13 x 4.16 (16'10" x 13'8")

A most impressive master bedroom with measurements including a substantial range of built-in wardrobes with part-mirrored panelled doors with a further wardrobe to the side, UPVC double glazed sash bay window to the front elevation with fitted shutters with a further sash double glazed window to the front elevation with matching fitted shutters and a feature Victorian reproduction polished pewter fireplace. Deep corning, picture rails, radiator and twin power sockets with USB points.

### BEDROOM TWO / GUEST SUITE 3.72 x 2.70 (12'2" x 8'10")

A generous double bedroom with a radiator and double glazed window to the side elevation with fitted shutters. Door to:

### EN-SUITE SHOWER ROOM 2.70 x 2.07 (8'10" x 6'9")

Fitted with a modern white three-piece suite comprising a pedestal hand wash basin with chrome mixer tap, low level wc with chrome push button flush and a corner shower cubicle with chrome dual valve rain shower. Black tiled splashbacks to the shower area. Measurements include airing cupboard housing the combination boiler with storage above, downlighters, access to an additional loft space and electric heated chrome towel radiator. Double glazed window to the rear elevation.

### FAMILY BATHROOM 3.48 x 3.32 (11'5" x 10'11")

A fantastic family bathroom of impressive proportions fitted with a period style suite comprising a low level

wc, vanity ceramic rectangular hand wash basin with chrome taps set to an Edwardian dresser and an impressive freestanding cast iron roll top bath with chrome claw feet and deck mounted Victorian style chrome mixer tap with hand held shower attachment, oversized corner shower cubicle with period style chrome dual valve rain shower with porcelain white tiled walls with contrasting blue border tile complementing the Laura Ashley heritage print wallpaper, wooden effect flooring, double glazed window to the rear elevation with fitted shutters and radiator. Concealed wiring for electric heated towel radiator if required.

### SECOND FLOOR LANDING

Feature exposed brickwork, exposed ceiling timbers. Door to:

### BEDROOM THREE 4.77 x 3.26 into eaves (15'8" x 10'8" into eaves)

A most comfortable double bedroom featuring an impressive vaulted ceiling with exposed ceiling timbers, twin power sockets with USB points, radiator and sealed unit double glazed Velux window to the rear elevation. Measurements exclude a walk-in wardrobe with access to further loft storage cupboard beyond.

### OUTSIDE

#### FRONT

The property is situated at the end of the road and is set back behind a substantial block paved frontage flanked by wrought iron railings providing unofficial off-road parking (no dropped kerb) with outside carriage light and gated access to the side and rear garden. Outside double power socket.

#### REAR GARDEN

A further highlight of the property is the private south facing rear garden, walled on one side enhancing the private nature with a substantial block paved terrace to the side of the property, three double power sockets, carriage lights, and retractable awning. Useful outside wc, garden shed with the garden laid predominantly to lawn with shrub borders, outside hot and cold water supply with a Butler sink.

### AGENTS NOTE

It is our understanding that an Indemnity Insurance Policy exists from 2018 covering the lack of building regulations for the loft conversion.

### TENURE, COUNCIL TAX and EPC

The Tenure of this property is FREEHOLD.

The Council Tax Band is "D" and the amount payable for the year 2021-22 is £1904.20.

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 sale of the property is in satisfactory order.

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

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T: 01438 360040. E: [adrian.murphy@imab.net](mailto:adrian.murphy@imab.net)



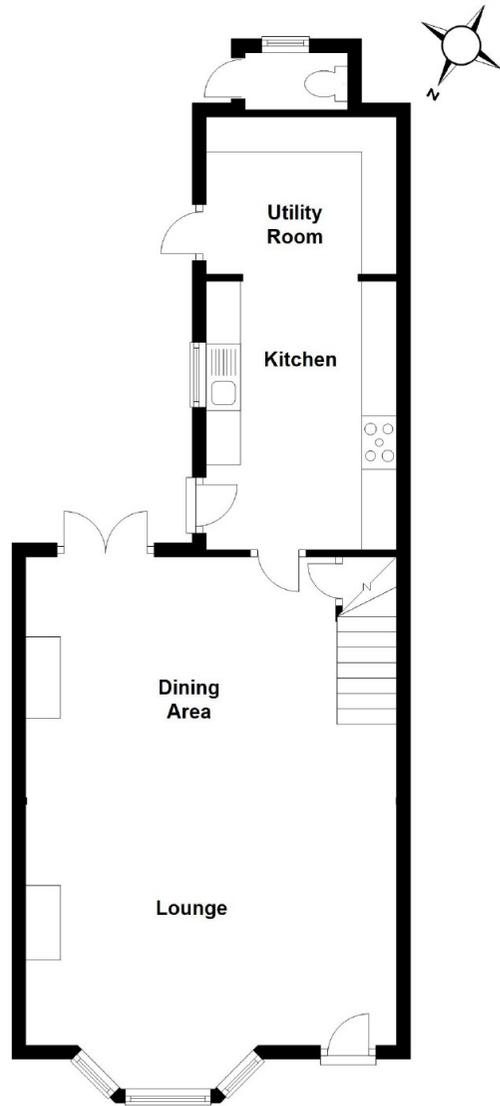




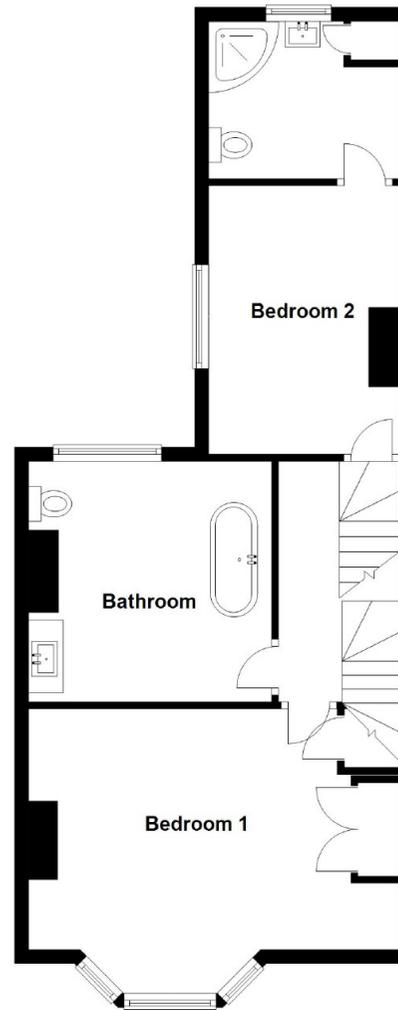




### Ground Floor



### First Floor



### Second Floor

