



P U T T E R I L L S

est. 1992

2 Epsom Close, Stevenage, SG1 5TF
Offers in excess of £430,000

INDIVIDUAL THREE BEDROOM BUNGALOW OFFERED FOR SALE CHAIN FREE WITH GARAGE AND DRIVEWAY TO THE REAR. CONVENIENT LOCATION, CLOSE TO AMENITIES AND MARTINS WOOD PRIMARY SCHOOL.

A rare opportunity to purchase a CHAIN FREE three bedroom bungalow enjoying a secluded position, tucked away behind a pedestrian pathway close to the entrance of this popular cul-de-sac within Martins Wood. This deceptively spacious bungalow benefits further from low maintenance wrap-around gardens with the convenience of a garage and driveway situated immediately to the rear of the property.

The versatile accommodation comprises a most generous well proportioned lounge overlooking the rear garden, a modern fitted kitchen, cloakroom/wc, three bedrooms, one of which could be used as a dining room, with an en-suite shower room serving the main bedroom and a spacious family bathroom. Further practical benefits include double glazing and gas fired central heating.

In full, the accommodation comprises a reception hallway, cloakroom/wc, kitchen, lounge, three bedrooms, en-suite shower room and family bathroom. Viewing highly recommended.

LOCATION

Stevenage comprises of both the New and Old Towns. The Historic High Street in the Old Town offers a good selection of shops, cafés/restaurants and public houses. The New Town provides a large pedestrianised shopping centre and retail parks along with the Gordon Craig Theatre, David Lloyd Health Club, Fairlands Valley Park and lakes, the Leisure Park with its restaurants, bars and night club, bowling alley and 16-screen Cineworld complex. Stevenage mainline railway station offers a fast and frequent rail service into London Kings Cross (23 mins) and the St Pancras International rail link to Europe. Both Luton and Stansted Airports are approximately 20 miles away.

THE ACCOMMODATION COMPRISES

Double glazed front door opening to:

RECEPTION HALLWAY 4.03 x 1.02 (13'3" x 3'4")

With stylish wooden effect flooring, radiator and doors to:

CLOAKROOM / WC

Fitted with a low level wc with push button flush, vanity hand wash basin set to white vanity shelf with cupboard below, tiled splashbacks and double glazed window to the side elevation.

KITCHEN 2.88 x 2.38 (9'5" x 7'10")

Fitted with a range of wooden effect base and eye level units and drawers finished with natural stone effect work surfaces with an inset stainless steel sink unit and mixer tap, ceramic tiled surrounds, continuation of wooden effect flooring, space for washing machine and fridge/freezer, integrated stainless steel hob and an Indesit white double oven with extractor fan above, double glazed window to the side elevation.

BEDROOM THREE 3.53 x 2.39 (11'7" x 7'10")

With a radiator and double glazed window to the rear elevation.

LOUNGE / DINING ROOM 5.95 x 3.73 (19'6" x 12'3")

A most comfortable room of excellent proportions with double glazed french doors opening to the landscaped rear garden, two radiators and a focal point created by a white fireplace, inset electric fire with black granite hearth and surround. Glazed door to:

LOBBY

Access to the loft space with retractable ladder and light, airing cupboard housing gas fired boiler with shelf over and doors to:

BEDROOM ONE 3.39 x 3.28 (11'1" x 10'9")

Measurements include a substantial freestanding wardrobe, radiator and double glazed window to the front elevation. Door to:

EN-SUITE SHOWER ROOM 2.03 into shower recess x 1.61 (6'8" into shower recess x 5'3")

Fitted with a pedestal hand wash basin, low level wc with push button flush, walk-in shower cubicle with natural stone effect shower surround and Aqualisa thermostatic shower, radiator, shaver point, tiled splashbacks and a vanity mirror.

BEDROOM TWO 3.06 x 1.81 (10'0" x 5'11")

Measurements exclude the door recess. Radiator and double glazed window to the front elevation.

BATHROOM 1.89 x 1.60 (6'2" x 5'3")

Fitted with a panelled bath with mixer tap and shower attachment, pedestal hand wash basin, low level wc with push button flush, tiled splashbacks, shaver point, vanity mirror and radiator.

OUTSIDE

The property enjoys a secluded position tucked away behind a pedestrian pathway, close to the entrance of this popular cul-de-sac within Martins Wood.

FRONT GARDEN

An established wide front garden laid to slate shingle with mature clipped shrubs, enclosed by wrought iron fencing extending the full length of the plot. Gated access to the enclosed rear garden.

REAR GARDEN

A low maintenance private rear garden laid to a substantial paved terrace with raised beds and a covered wooden arch, enclosed by wooden panelled fencing and brick retaining walls. Gated access to the rear and personal door to the garage.

GARAGE 5.35 x 2.53 (17'7" x 8'4")

With power and light, up and over door with personal door to the rear garden.

AGENTS NOTE

We have been advised that there is a six monthly maintenance charge payable of £135.44 towards the upkeep of the communal areas and the estate.

TENURE, COUNCIL TAX AND EPC

The Tenure of this property is FREEHOLD.

The Council Tax Band is D. The amount payable for the year 2022-23 is £1,977.88.

The EPC Rating is C.

VIEWING INFORMATION

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

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Mr Adrian Murphy, Independent Mortgage Advice

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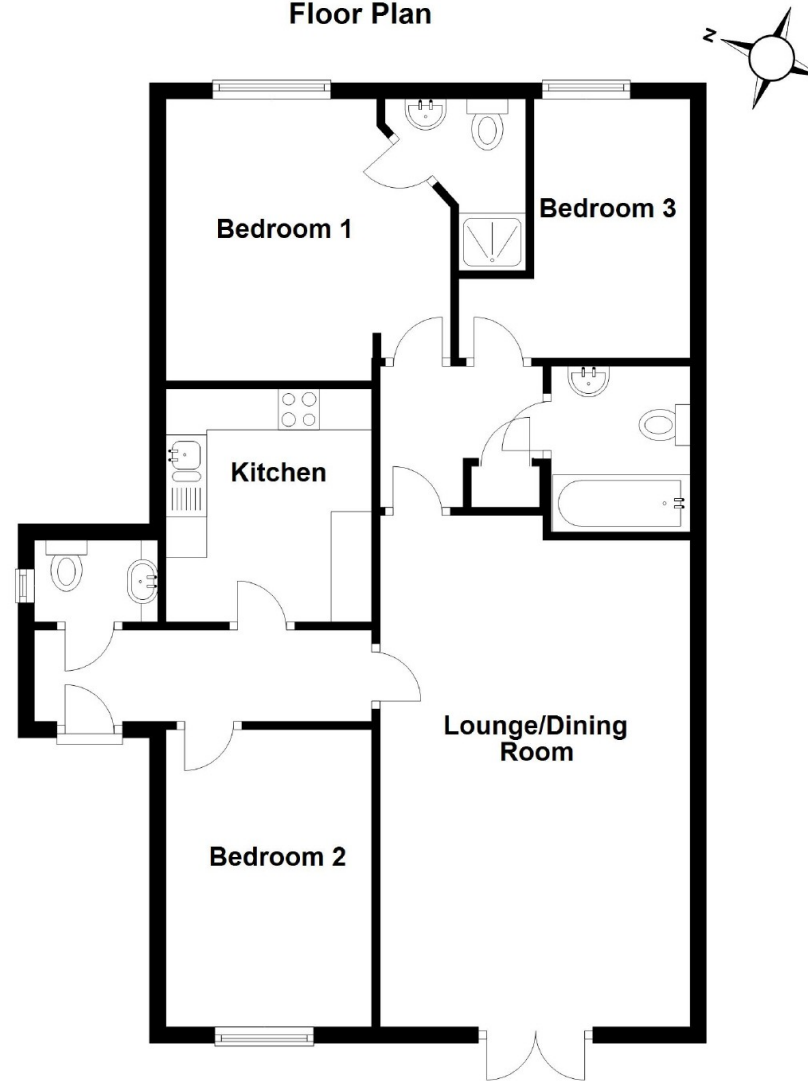








Floor Plan



Total area: approx. 76.4 sq. metres (822.3 sq. feet)



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