

Gardeners Delight

Oaks Cross

Stevenage

Hertfordshire SG2

Guide Price £350,000 -

£375,000 Freehold

haart
STEVENAGE

01438 723579

Available 8am - 10pm every day

haart.co.uk



Ref: HRT020611385

A three double bedroom end terraced home located in the Broadwater area of Stevenage which occupies a very generous corner plot garden and benefits further from driveway parking and a detached garage.

- **End Terrace**
- **Three Double Bedrooms**
- **Generous Corner Plot**
- **Refitted Kitchen**
- **Utility Room**
- **Two Reception Rooms**
- **Lovely Bathroom**
- **Garage & Parking**



Cloakroom

With vinyl flooring, half tiled walls, low level WC, pedestal hand wash basin with mixer tap and radiator.

Utility Room 12'10 max x 6'6 max

With rear aspect window, double glazed door leading out to the rear garden, vinyl flooring, laminated work surface with inset single bowl sink drainer unit with mixer tap, storage cupboard below, space and plumbing for washing machine and radiator.



Refitted Kitchen 12'4 max x 8'4

With front aspect double glazed window, vinyl flooring, range of eye and base level units, laminated roll top work surfaces, single bowl sink drainer unit with mixer tap, electric cooker and space for fridge and integrated dishwasher.

Dining Room 13'8 max x 7'11 max

With side aspect double glazed window, wood effect laminate flooring, radiator, folding door leading into the lean to conservatory and double doorway leading into:

Living Room 13'7 x 10'4

With rear aspect double glazed window and sliding patio door leading out to the rear garden, feature fireplace with fitted gas fire on a raised hearth and TV point.

Lean To Conservatory 7'5 x 6'6

With 3/4 height windows, wood effect laminate flooring and 'French' doors leading out to the rear garden.

Bedroom One 13'2 x 9'0 + door recess

With rear aspect double glazed window, a range of fitted wardrobes, TV point and radiator.

Bedroom Two 12'3 x 8'5

With front aspect double glazed window, built in storage cupboard, recently installed gas fired boiler and radiator.

Bedroom Three 10'4 x 9'6

With rear aspect double glazed window, airing cupboard and radiator.

Bathroom 9'6 max x 6'10 max

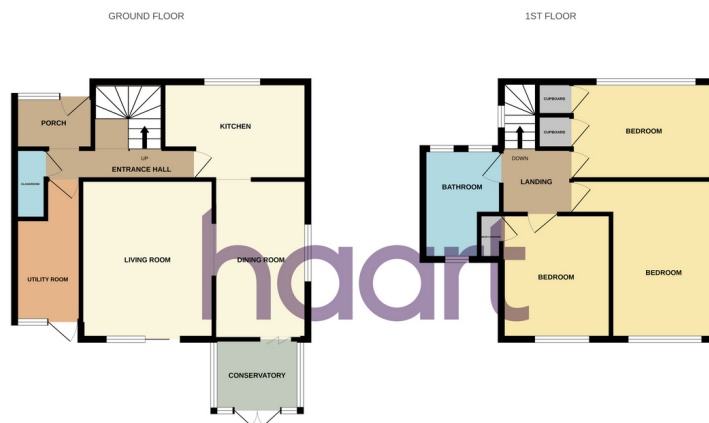
With front and rear aspect double glazed windows, vinyl flooring, low level WC, pedestal hand wash basin with mixer tap, shower cubicle with electric shower unit and ladder towel radiator.

Rear Garden

A stunning and generous sized corner plot garden which is enclosed with timber panel fencing and brick walls. There is a good sized paved patio adjacent to the property. There is a wrought iron gate leading to the front of the property.

Detached Garage 15'11 x 10'3

With up and over door, lighting and power points and side courtesy door leading into the rear garden.



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error. Errors or omissions, however, shall be the responsibility of the purchaser and shall be used as such in any prospective purchase. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Made with Autoplan 03022

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81 to 91) B		82
(69 to 80) C		
(55 to 68) D	67	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

haart is a trading style of Spicerhaart Limited (Registered No. 3094936). Registered Office: Colwyn House, Sheepen Place, Colchester, Essex CO3 3LD.

haart is the seller's agent for the sale and marketing of the property described on these property particulars and your conveyancer is legally responsible for ensuring that the purchase agreement fully protects your position as a purchaser. haart makes detailed enquiries of the seller to ensure that the information provided is as accurate as possible. However, if you become aware that any of the information provided to you is inaccurate please inform your haart representative as soon as possible so we can make the necessary correction. The services at the property have not been tested.

HRT_020610_005597

