



Long Leaves
Stevenage | SG2 9AX

AGENT HYBRID

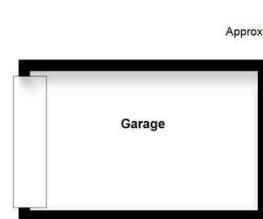
Offers Over £425,000



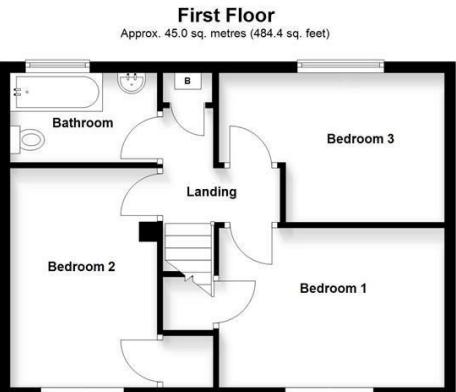
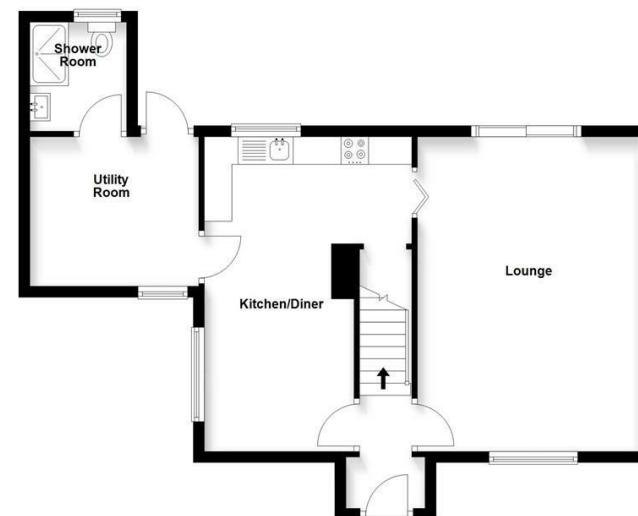
We are delighted to bring to the market this much-improved three-bedroom end-of-terrace home, ideally positioned in the popular Shephall area of Stevenage. The property immediately stands out from neighbouring homes thanks to its striking white rendered façade, while the generous side plot offers further potential for extension (subject to the necessary consents). The accommodation comprises a welcoming entrance hallway with doors leading to an impressive spacious lounge, featuring sliding patio doors opening onto the rear garden. Further doors from both the hallway and lounge lead into a good-sized, re-fitted kitchen/diner, finished in contemporary cream units with slim-profile worktops. Off the kitchen, there is a useful and sizeable utility room, providing additional storage and access to the rear garden. A further door leads to a stylish contemporary shower room, fully tiled in eye-catching white marble-effect tiles and complemented by sleek black sanitary ware. Stairs rise to the first-floor landing, where you will find three well-proportioned bedrooms and a modern, fully tiled family bathroom. Externally, the property enjoys a private, landscaped rear garden, featuring patio seating and steps leading up to a lawned area. To the rear, gated access leads to a detached single garage, with off-road parking for two to three vehicles positioned in front. Viewing is highly recommended.

DIMENSIONS

Entrance Hallway
 Lounge 18'9 x 13'2
 Kitchen/Diner 18'9 x 12'4
 Utility Room 10'1 x 8'11
 Shower Room 6'6 x 5'9
 Bedroom 1: 13'1 x 10'10
 Bedroom 2: 14'0 x 9'5
 Bedroom 3: 13'2 x 9'2
 Bathroom 8'3 x 4'6



Ground Floor
 Approx. 69.2 sq. metres (744.8 sq. feet)



First Floor
 Approx. 45.0 sq. metres (484.4 sq. feet)

Total area: approx. 114.2 sq. metres (1229.2 sq. feet)

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the service, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		

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