



Lonsdale Road
Stevenage | SG1 5DB

AGENT HYBRID

**Guide Price £325,000 -
£340,000**



GUIDE PRICE £325,000 - £340,000 * We are pleased to present to the market this well-presented and spacious three-bedroom mid-terraced home, positioned at the end of a private cul-de-sac within the popular Pin Green area. The accommodation comprises a welcoming entrance hallway with access to a downstairs WC. An opening leads through to a practical utility room and a generous lounge/diner, offering ample space for a full-sized dining table and chairs. Sliding patio doors provide direct access to the rear garden, creating a seamless indoor-outdoor flow. From the dining area, the layout continues into a good-sized dual-aspect kitchen. Upstairs, the first-floor landing gives access to three double bedrooms and a family bathroom, making the property ideal for growing families. Externally, the home benefits from an east-facing rear garden, featuring patio seating, a raised lawn area, and gated rear access. In addition, there is a single garage en-bloc located to the rear, with a parking space directly in front. Viewing is highly recommended to fully appreciate the space and setting on offer.

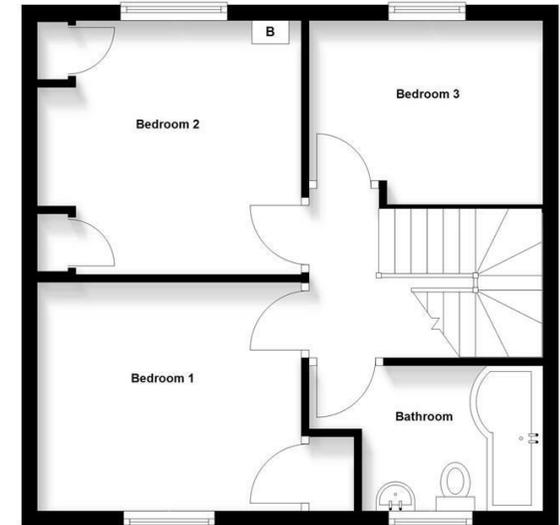
DIMENSIONS

- Entrance Hallway
- Downstairs WC 5'7 x 3'9
- Utility 8'2 x 6'9
- Lounge/Diner 20'6 x 11'3
- Kitchen 10'9 x 8'7
- Bedroom 1: 11'6 x 9'8
- Bedroom 2: 11'6 x 10'8
- Bedroom 3: 10'1 x 8'5
- Family Bathroom 10'2 x 5'7

Ground Floor
Approx. 50.2 sq. metres (539.9 sq. feet)



First Floor
Approx. 41.2 sq. metres (444.0 sq. feet)



Total area: approx. 91.4 sq. metres (983.9 sq. feet)

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A details survey has not been carried out, not 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 | 88 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| 72 | |

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