



Wildwood Lane  
Stevenage | SG1 1TA

AGENT HYBRID

**Guide Price £350,000 -  
£365,000**



GUIDE PRICE £350,000 - £365,000 \* We are pleased to present to the market this chain-free and extended three-bedroom mid-terraced home, ideally located just 0.9 miles from Stevenage Mainline Train Station, offering fast and direct services to London Kings Cross and St Pancras. The property can be accessed via the front door into the entrance hallway or through a side entrance leading into a lobby, which opens into a spacious bay-fronted L-shaped kitchen/diner, an excellent space for family living and entertaining. To the rear, you will find a well-proportioned lounge, complete with French doors opening onto the garden. Stairs rise to the first-floor landing, where there are three good-sized bedrooms and a family bathroom. Externally, the property enjoys a private, mature west-facing rear garden, featuring a dedicated outdoor BBQ area and a substantial 15'6" x 7'8" workshop, ideal for storage or hobbies. Ample on-street parking is available within the road on a first-come, first-served basis. Viewing is highly recommended.

### DIMENSIONS

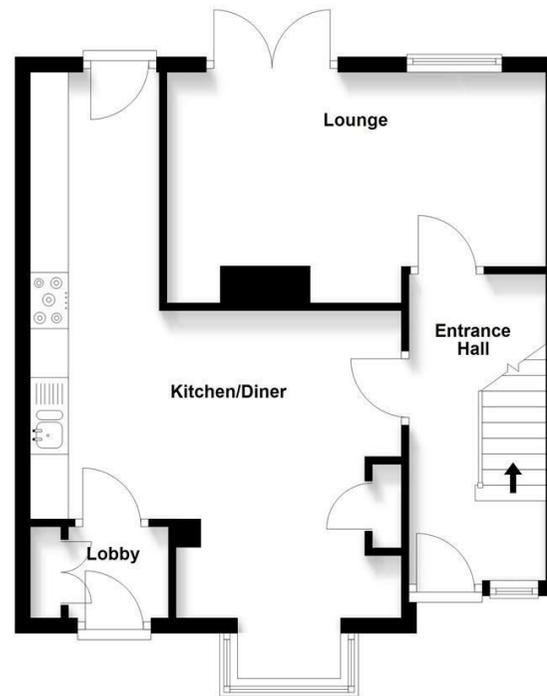
- Lobby 3'11 x 3'7
- Entrance Hallway 13'1 x 5'11
- Kitchen/Diner 20'11 x 16'0 (max to max)
- Lounge 16'4 x 9'10
- Bedroom 1: 14'1 x 10'3
- Bedroom 2: 12'11 x 10'5 (inc robes)
- Bedroom 3: 9'2 x 7'6
- Family Bathroom 10'3 x 7'11 (max to max)
- Workshop 15'6 x 7'8

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		

### Ground Floor

Approx. 47.6 sq. metres (512.6 sq. feet)



### First Floor

Approx. 43.3 sq. metres (466.4 sq. feet)



Total area: approx. 91.0 sq. metres (979.0 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.

### Agent Hybrid

57 High Street, Stevenage, Hertfordshire, SG1 3AQ  
Tel: 01438 870673 - enquiries@agenthybrid.co.uk  
[www.agenthybrid.co.uk](http://www.agenthybrid.co.uk)

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