



Sheringham Avenue, Stevenage

AGENT HYBRID

Agent Hybrid welcomes to the market this modernised Three Bedroom Detached Home, set in a highly desirable and private location in Fishers Green and within walking distance to Lister Hospital, the historic High Street and only 1.6 miles from the Stevenage Mainline Train Station. The home is set on a substantial plot, offering plenty of opportunity to extend to the front, back or side (STPP) and has had a number of improvements which include, a full replaster, a full rewire in 2017, updated heating system with 3 year old combi boiler (last serviced in September 2023), re-fitted Kitchen, Bathroom and Downstairs Shower Room.

As you approach the property through double gates you have a private pathway for you and next door and front door into the Porch. Stepping through the Porch you are greeted by a welcoming Entrance Hallway with wooden effect flooring throughout and doors which lead into the newly decorated Re-Fitted Downstairs Shower Room, the Lounge which has patio doors (installed 3 years ago) leading out to the private and secluded front Garden, and a door into the Re-fitted Kitchen. You have a Dining Room which is accessible through the Kitchen or via an opening from the Lounge and double doors which open out to the Rear Garden.

A return staircase opens onto the spacious Landing, giving access into the three double Bedrooms, Re-Fitted Bathroom and storage cupboard housing the combi boiler.

Outside you have both front and rear private Gardens, with the rear Garden comprising of a patio seating area with a large lawn, a side plot housing a shed, a personal door into the rear of the Garage and two gates offering both side access and rear access out to the Driveway.

Porch

Entrance Hallway

Downstairs Shower Room - 2'5 x 9'3

Lounge - 10'1 x 12'2

Dining Room - 8'7 x 8'7

Kitchen - 8'7 x 11'0

Landing

Bedroom 1 - 10'6 x 10'2

Bedroom 2 - 9'9 increasing to 11'8 x 10'1

Bedroom 3 - 8'5 x 9'4

Bathroom - 5'9 x 5'9

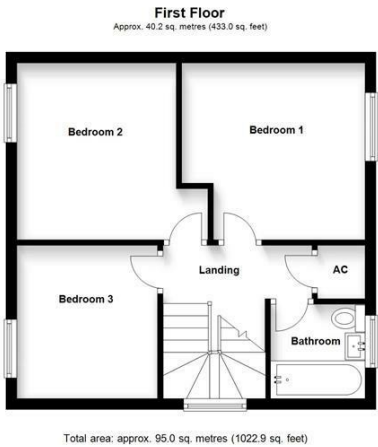
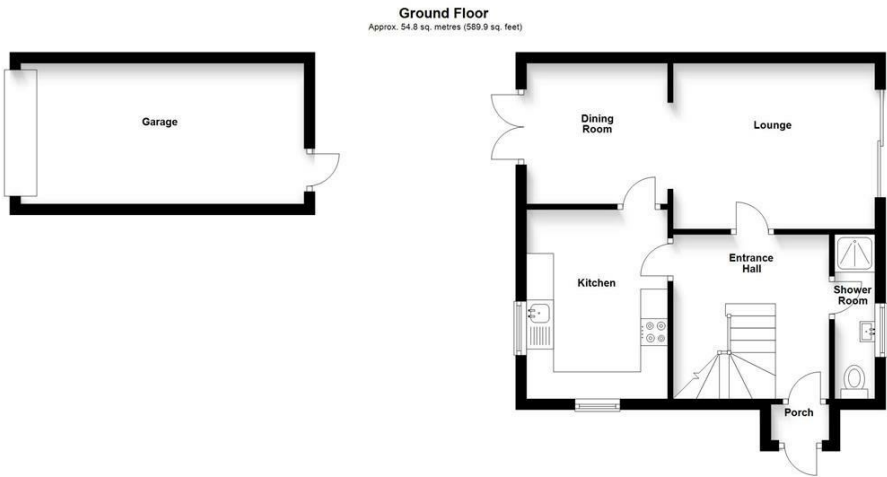
Garage - 9'0 x 17'3





- THREE BEDROOM DETACHED HOUSE
- HIGHLY REGARDED FISHERS GREEN LOCATION
- CLOSE PROXIMITY TO LISTER HOSPITAL, THE STEVENAGE HIGH STREET AND TRAIN STATION
- PORCH AND SPACIOUS HALLWAY
- RE-FITTED DOWNSTAIRS SHOWER ROOM
- LOUNGE OPENING INTO DINING ROOM
- RE-FITTED KITCHEN
- THREE DOUBLE BEDROOMS WITH RE-FITTED BATHROOM
- PRIVATE FRONT AND REAR GARDENS
- GARAGE AND DRIVEWAY





Total area: approx. 95.0 sq. metres (1022.9 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. Rome sizes should not be relied upon for furnishing purposed 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		86
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		