



Long Leaves, Stevenage, SG2 9AX

£375,000



3



1



2

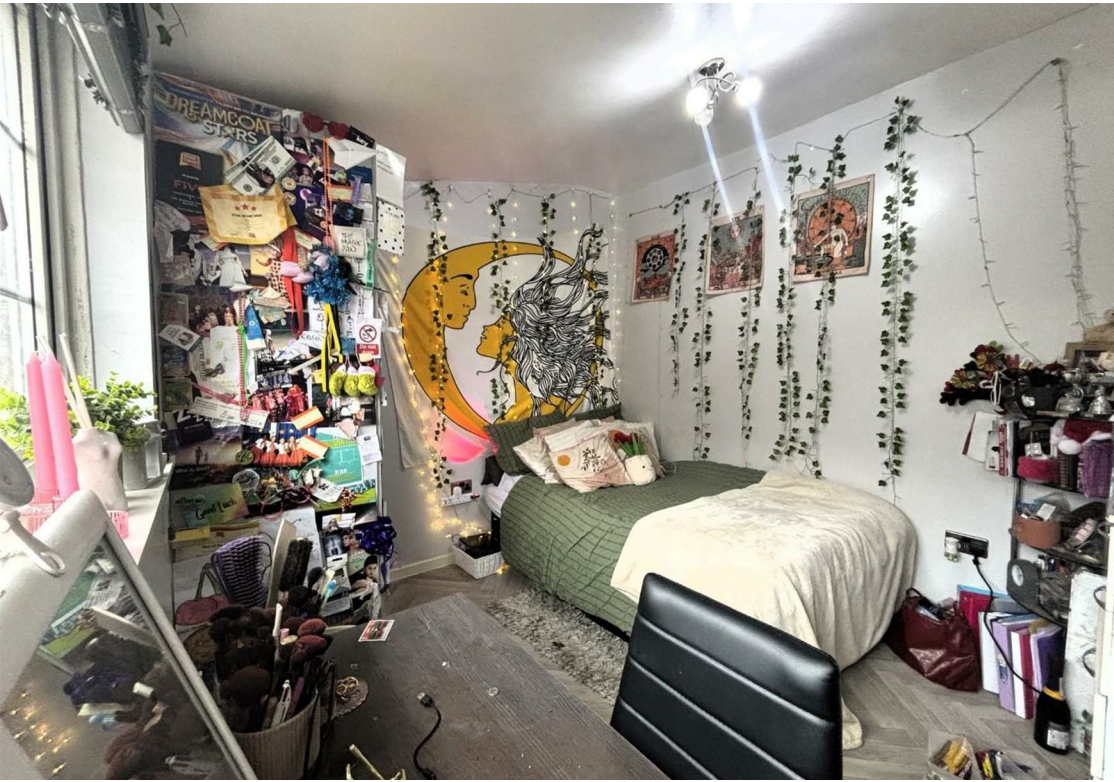
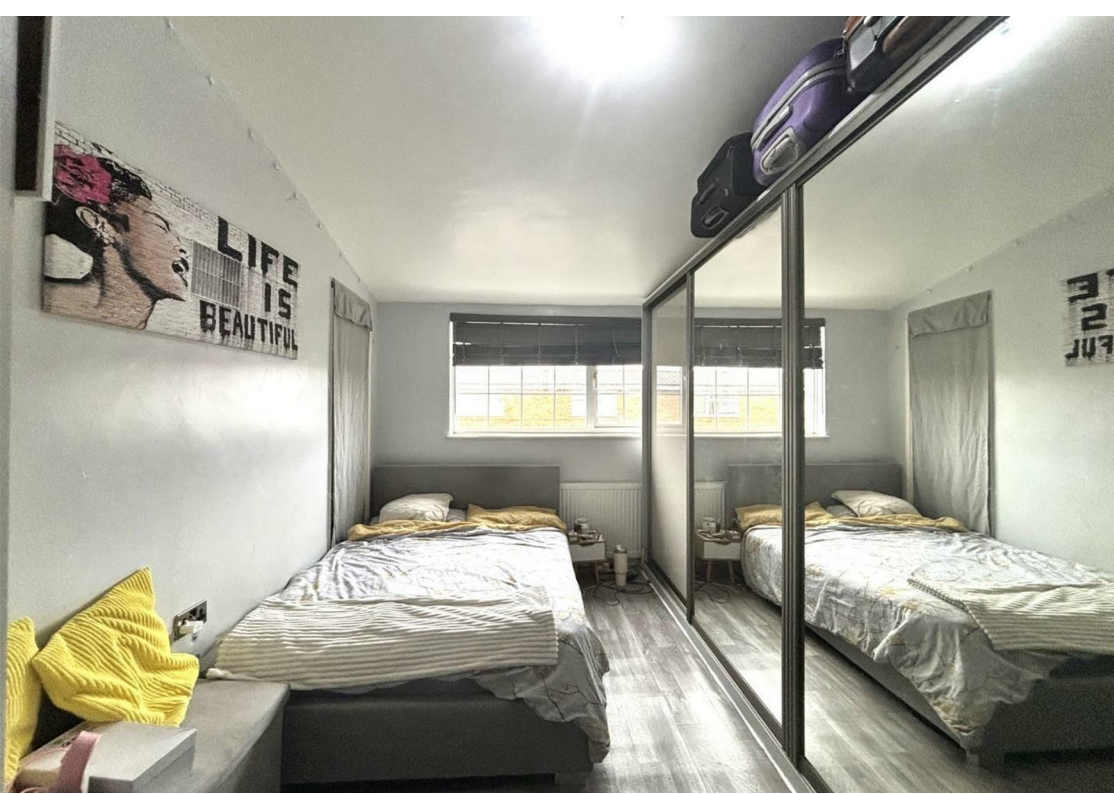
## Long Leaves, Stevenage

CHAIN FREE for this charming three-bedroom terraced property situated in the highly sought-after Shephall area of Stevenage. Ideally located, it offers the perfect balance of convenience and comfort, being just a short stroll away from local amenities, well-connected bus routes, and an array of reputable primary and secondary schools, making it an excellent choice for families or first-time buyers.

The property boasts a thoughtfully designed layout, featuring a modern fitted kitchen that's perfect for home cooking, a convenient downstairs cloakroom, and a versatile large store room that can double as a home office or study. Upstairs, you'll find three generously sized bedrooms, each providing ample space for rest and relaxation.

The outdoor space is equally impressive, with an enclosed rear garden that offers a private retreat for entertaining, gardening, or unwinding after a busy day. With its superb location and family-friendly features, this home presents an outstanding opportunity to settle into.







Front door into:

**Entrance Hall:**

Radiator, stairs to first floor and doors to:

**Living Room:**

13'2 x 10'4

UPVC double glazed window to front, radiator, fireplace and opening to:

**Dining Room:**

13'2 x 7'9

UPVC double glazed windows and doors opening to rear garden, radiator and door to:

**Kitchen:**

12'2 x 7'9

Fitted with a modern range of base and wall mounted units with contrasting roll edge worksurface incorporating stainless steel sink with mixer tap and drainer, built in oven, separate four ring hob and extractor fan over, built in washing machine, appliance space for fridge/freezer, cupboard and UPVC double glazed window to rear.

**Study:**

10'4 x 9'5

Radiator, cupboard and door to:

**WC:**

Low level WC, wash hand basin with mixer tap and tiled to half height.

**First Floor Landing:**

Cupboard and doors to:

**Bedroom One:**

13'4 x 7'8

UPVC double glazed window to front, radiator and wardrobes.

**Bedroom Two:**

13'1 x 9'2

UPVC double glazed window to front, radiator and cupboard.

**Bedroom Three:**

13'1 x 8'11

UPVC double glazed window to rear and radiator.

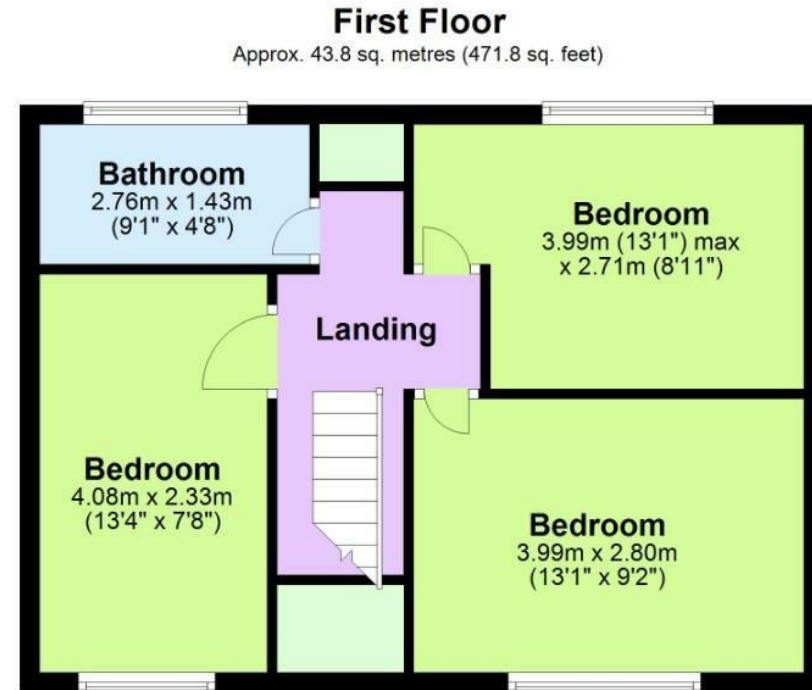
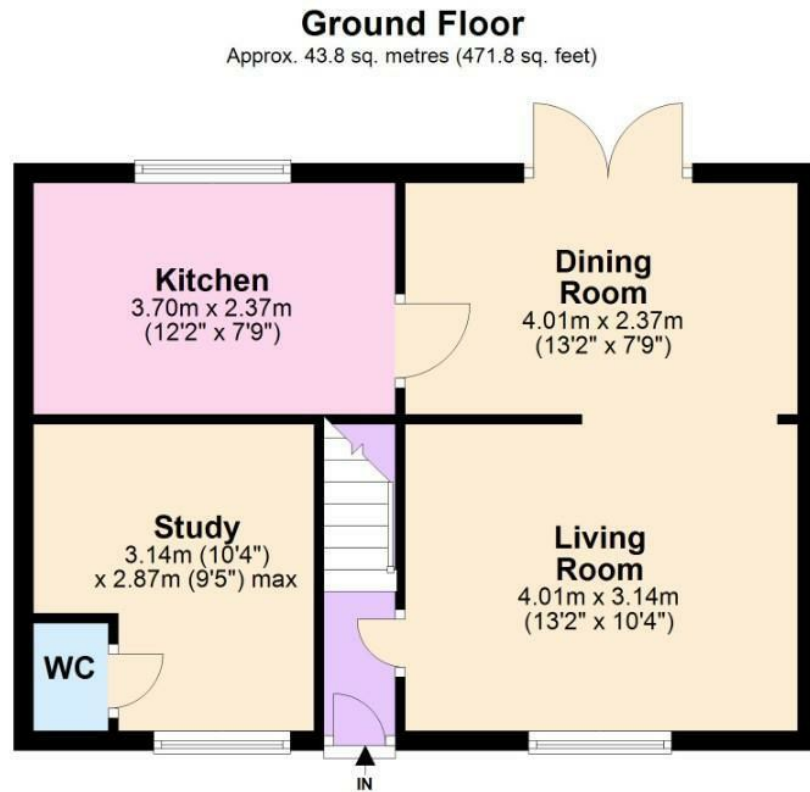
**Bathroom:**

9'1 x 4'8

Three piece suite comprising low level WC, wash hand basin with mixer tap, panel enclosed bath with mixer tap, tiled throughout, chrome heated towel rail and opaque UPVC double glazed window to rear.

**Garden:**

Mainly laid to lawn with artificial turf, paved patio seating area, rear gate, outside light and shed.

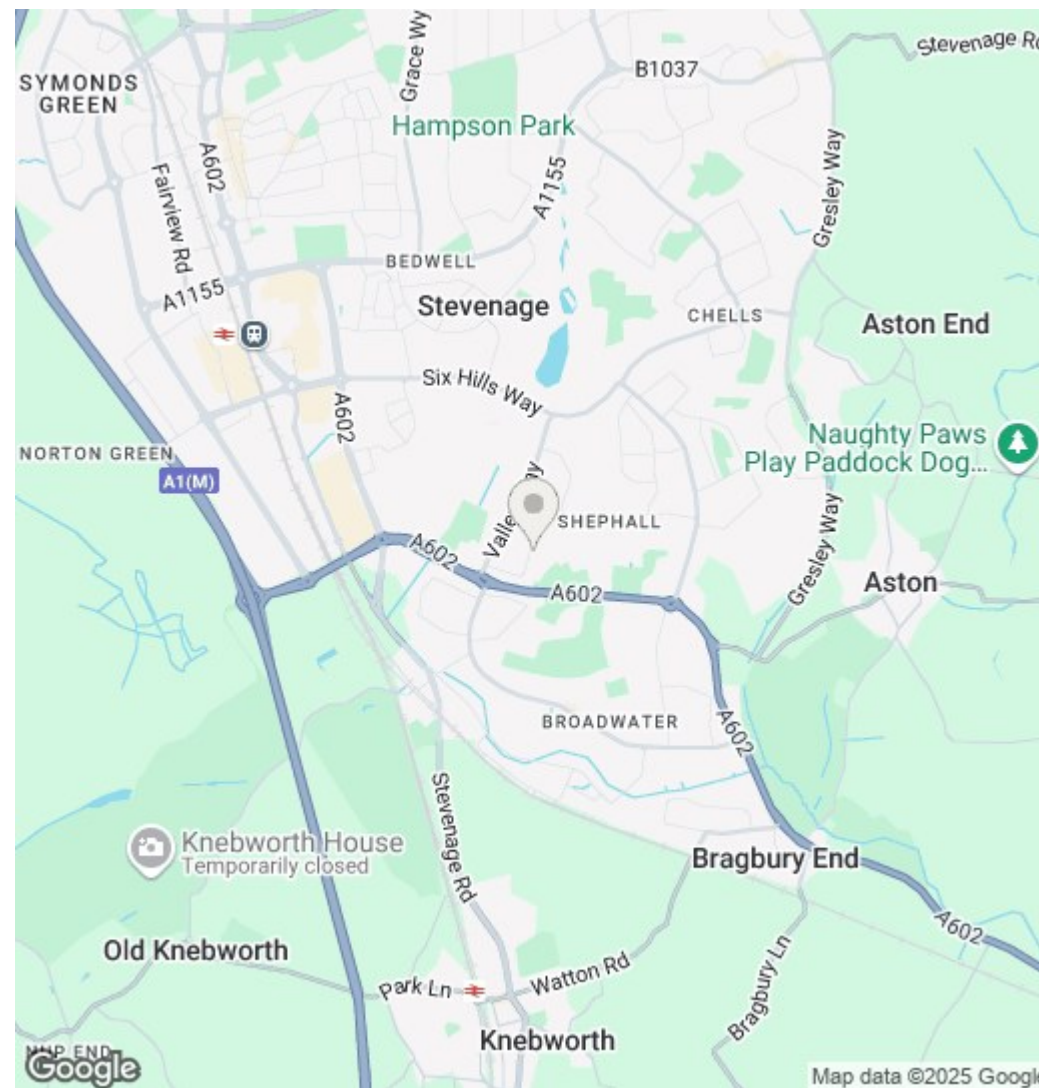


Total area: approx. 87.7 sq. metres (943.6 sq. feet)

Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>73</b>
	<b>57</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

**129 High Street, Old Town, Stevenage, Herts, SG1 3HS**  
**01438 748007 | stevenage@matherestates.com**