



Sweyns Mead, Stevenage, SG2 0JZ

£445,000



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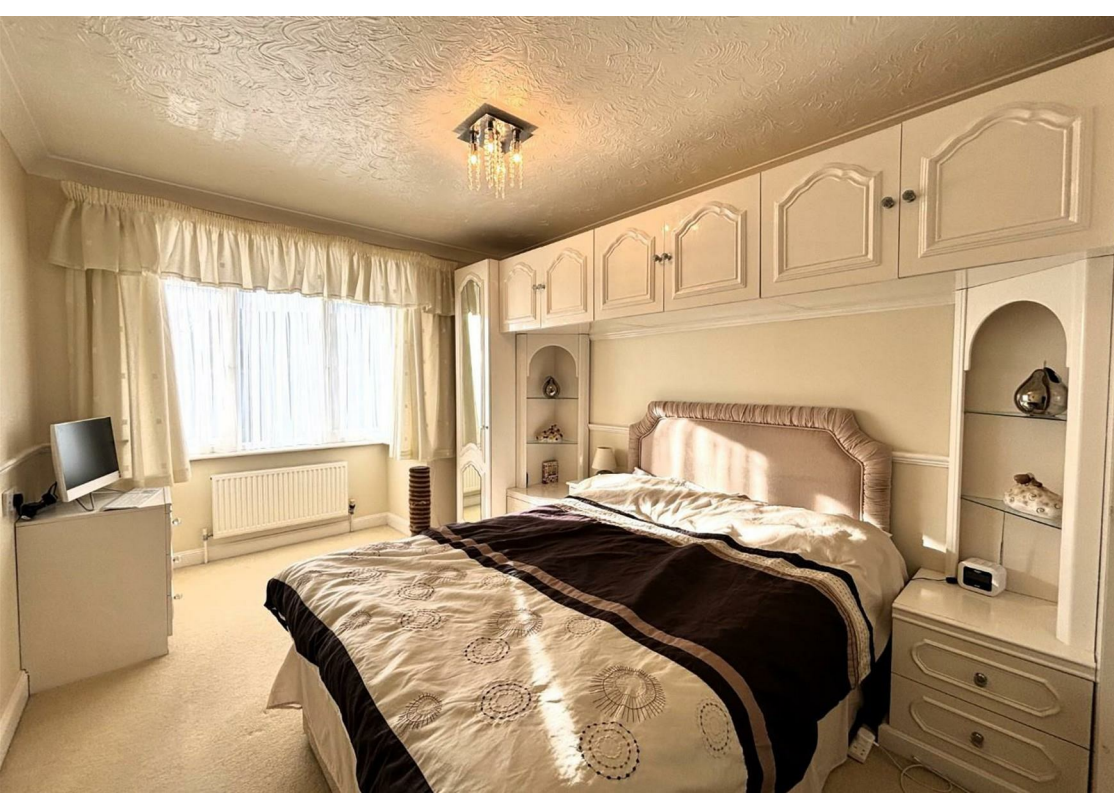
Mather Estates are delighted to present this charming CHAIN FREE three-bedroom detached family home located in the highly sought-after Chells Manor area of Stevenage.

Perfectly positioned for modern family living, this property is less than a mile from The Nobel School, within easy reach of two excellent primary schools, and just three miles from Stevenage train station, offering direct links into London. A nearby parade of shops, including a pharmacy and a convenience store, ensures everyday essentials are always close at hand.

Step inside to discover a home filled with warmth and character. The spacious lounge features a beautiful bay window and a cozy fireplace, creating a welcoming space to relax with family or entertain guests. This flows seamlessly into a dining area and a bright conservatory that opens onto the garden – ideal for enjoying summer evenings or creating a versatile living space. The kitchen boasts a range of base and wall units, offering plenty of storage for culinary adventures. Upstairs, you'll find three generously sized bedrooms, including a principal bedroom with an ensuite toilet, complemented by a well-appointed family bathroom.

Outside, the property features a delightful enclosed rear garden, providing a private sanctuary for outdoor dining, gardening, or simply soaking up the sun. The location ensures convenience with nearby schools, shops, and other local amenities.







Front door into:

Entrance Hall:

Stairs to first floor and door to:

Lounge/Diner

25'11" x 12'11"

Lovely sized room, feature bay window leading through to dining area with sliding doors to conservatory and door opening to:

Kitchen

11'5" x 7'11"

Range of base and wall cupboards, fridge freezer, oven, space for washing machine, window to rear, door to side of property and garage.

Conservatory

Good sized conservatory, neutral decoration and carpet, radiator, french doors opening out onto garden.

First Floor Landing:

Radiator, loft access, storage cupboard and doors to:

Bedroom One

15'11" x 8'11"

Excellent sized room, range of fitted wardrobes, and door opening to ensuite toilet.

Bedroom Two

10'11" x 8'11"

Window to rear, fitted wardrobes, and radiator.

Bedroom Three

6'11" x 10'11"

Single room with double wardrobe and radiator.

Bathroom

Bath with shower over, low level WC and sink, opaque window to rear.

Garden:

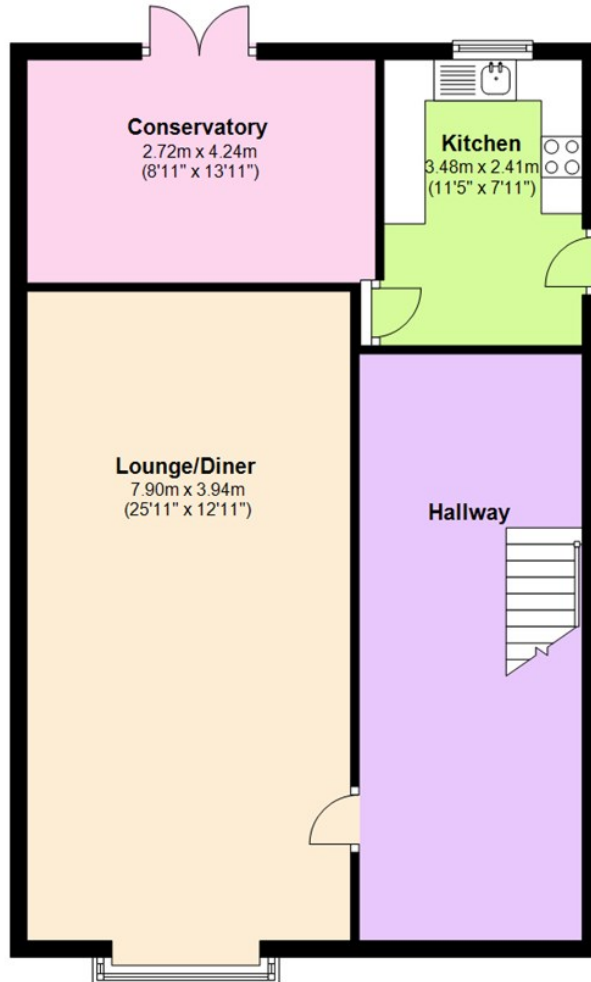
Paved patio seating area leading to garden mainly laid to lawn and enclosed by panel fencing.

Garage:

With up and over door.

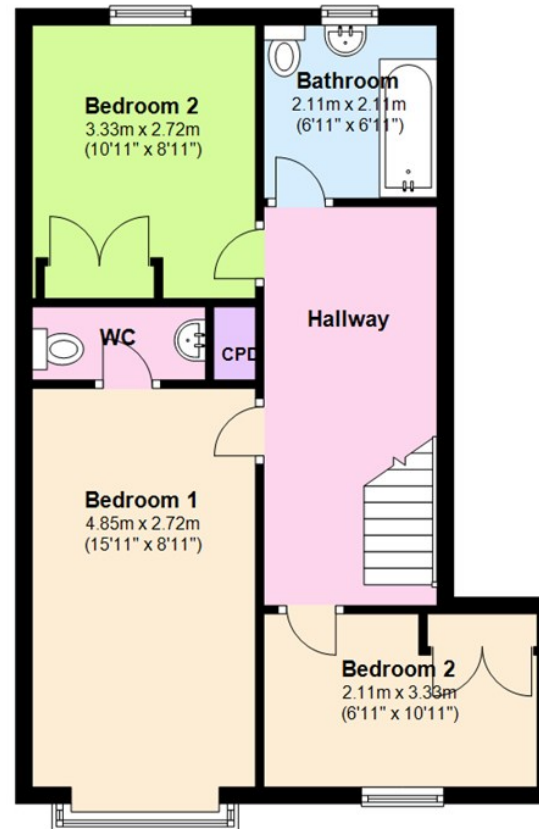
Ground Floor

Approx. 72.0 sq. metres (775.5 sq. feet)



First Floor

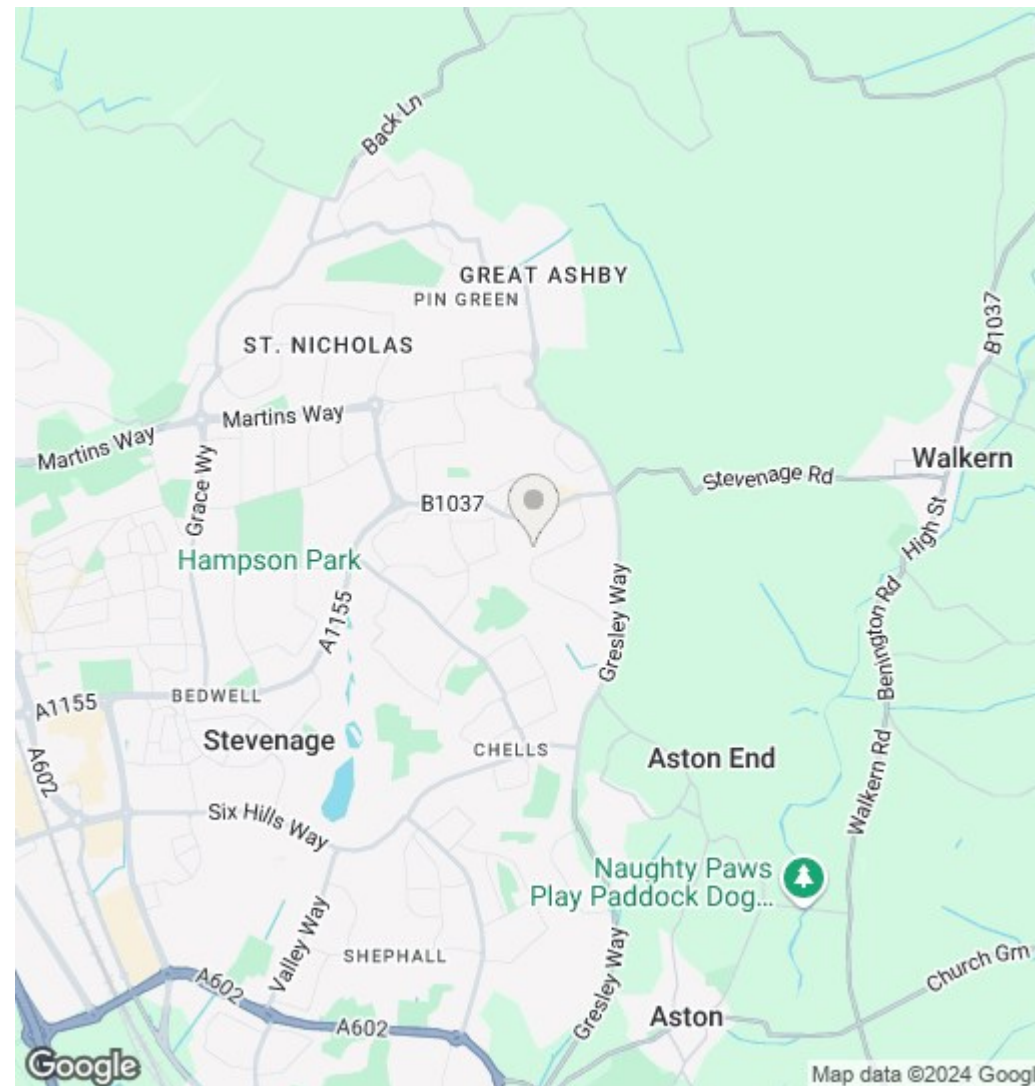
Approx. 48.4 sq. metres (521.3 sq. feet)



Total area: approx. 120.5 sq. metres (1296.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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.

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