



Symonds Green Lane, Stevenage, SG1 2HP

£675,000



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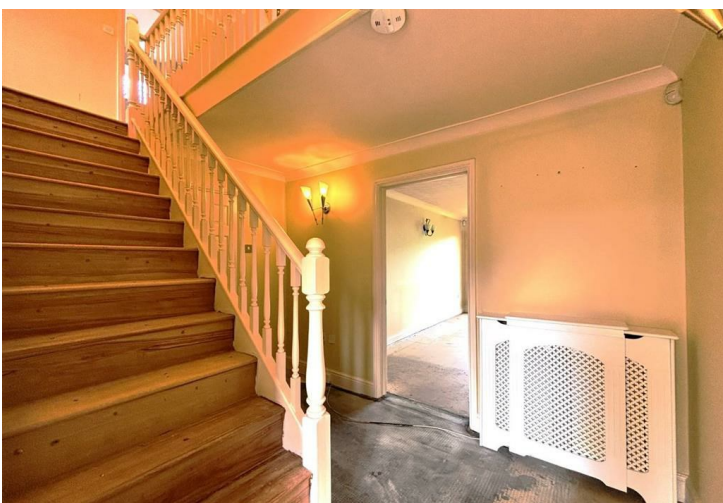
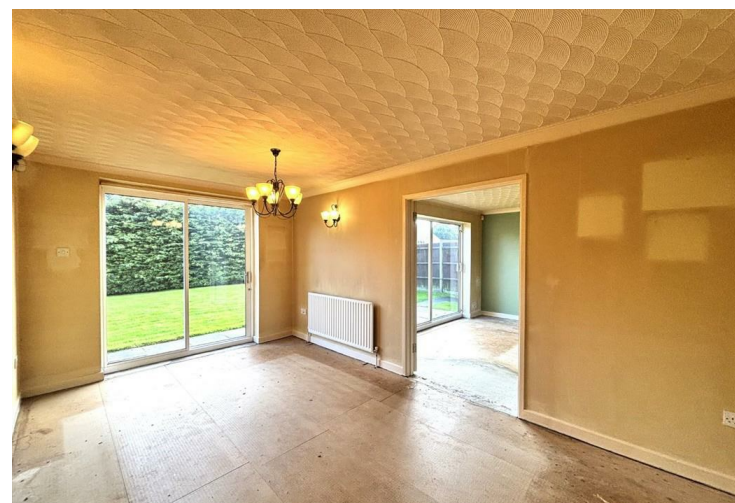
## Symonds Green Lane, Stevenage

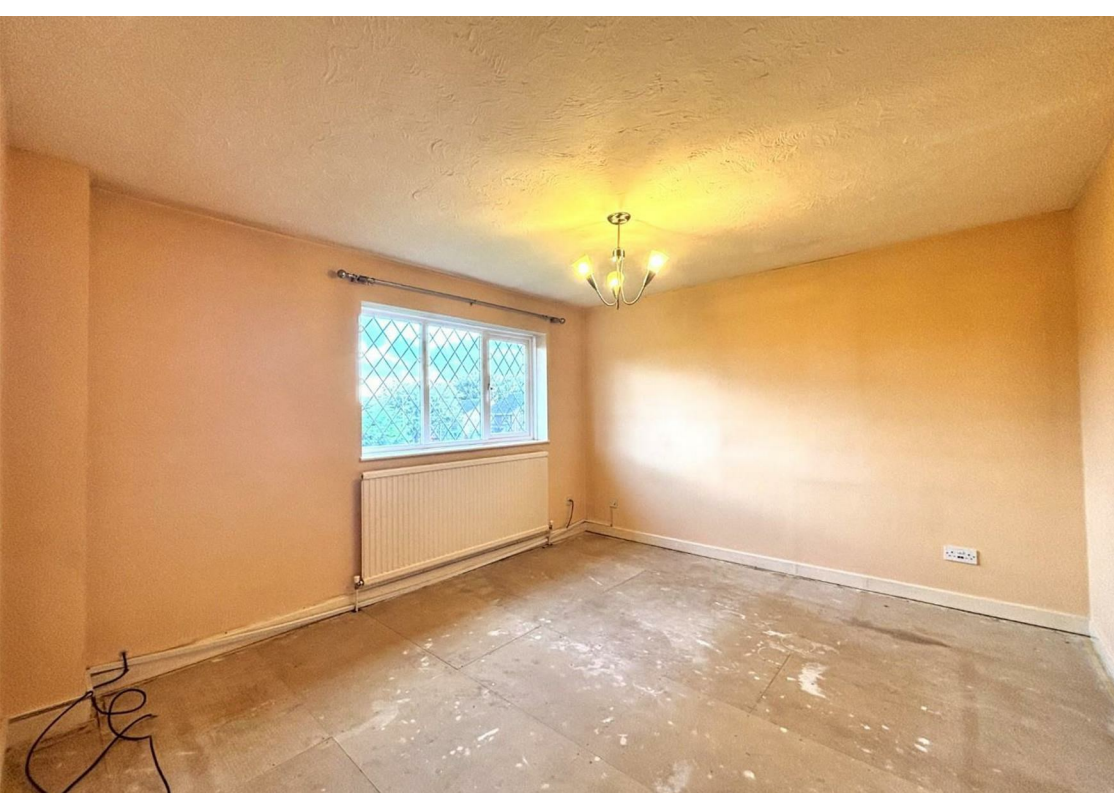
Welcome to Symonds Green Lane, Stevenage – an exceptional opportunity to acquire a charming, CHAIN FREE DETACHED property brimming with potential. With living and dining rooms downstairs providing adequate space as well as the benefit of a utility room from the kitchen and downstairs WC. The first floor provides four spacious bedrooms, with ensuite to the master and family bathroom, this home is perfect for families looking to spread their wings or for those who enjoy hosting and entertaining in style.

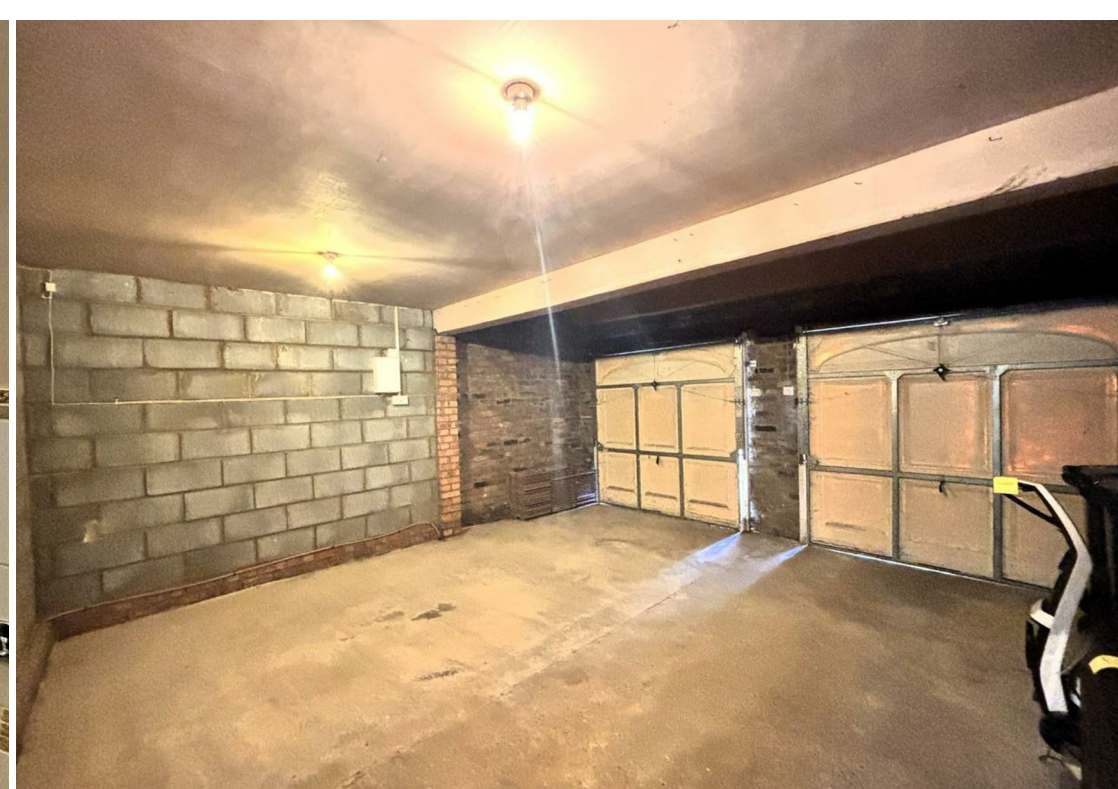
Situated in one of Stevenage's most desirable locations, this home offers an incredibly rare feature: parking for up to 5 vehicles. The expansive driveway and double garage provide the ultimate in convenience and security, making this property ideal for car enthusiasts or families with multiple vehicles.

The property is in need of modernisation but presents a blank canvas just waiting for you to infuse it with your personal style. Imagine transforming this house into a stunning, bespoke home tailored to your tastes and needs. The potential is endless. Outside, the well-maintained garden offers a peaceful haven, perfect for relaxing after a long day, hosting summer barbecues, or simply enjoying a quiet morning coffee surrounded by greenery.

With its prime location close to Stevenage Old Town and railway station with direct links into London, generous layout, and untapped potential, this property on Symonds Green Lane represents a unique opportunity to craft your dream home. Don't miss the chance to turn this gem into a beautiful sanctuary designed just for you. Whether you're envisioning contemporary elegance or a warm, traditional family home, the possibilities are endless. Symonds Green Lane could be your perfect match, offering the space, charm, and potential to become the home of your dreams.







Front door into:

**Entrance Hall:**

Cupboard, radiator, stairs to first floor and doors to:

**Dining Room:**

11'3 x 9'4

Sliding doors opening to rear, radiator, doors and opening to:

**Living Room:**

20' x 12'5

UPVC double glazed window to front, sliding doors opening to rear, coving, fireplace and radiators.

**Kitchen:**

11'8 x 11'3

Fitted with a range of base and wall mounted units with contrasting roll edge worksurface incorporating one and half bowl sink with mixer tap and drainer, four ring hob with extractor fan above, built in ovens, fridge/freezer and dishwasher, UPVC double glazed window to rear and door to:

**Utility Room:**

7'6 x 7'

Low level cupboards and sink, radiator and doors to garden and garage.

**First Floor Landing:**

Cupboard, loft access, coving and doors to:

**Bedroom One:**

15'3 x 11'3

Dual aspect UPVC double glazed window to rear, built in wardrobes, radiator and doors to:

**Ensuite:**

7'2 x 4'3

Low level WC, wash hand basin with mixer tap, walk in shower, tiled to half height, radiator and opaque double glazed window to rear.

**Bedroom Two:**

17'3 x 11'1

UPVC double glazed window to rear and radiator.

**Bedroom Three:**

17'4 x 9'5

UPVC double glazed window to front and radiator.

**Bedroom Four:**

12'7 x 7'7

UPVC double glazed window

**Bathroom:**

12'1 x 6'6

Low level WC, wash hand basin with mixer tap, panel enclosed bath with mixer tap, walk in shower, opaque UPVC double glazed window to side and radiator.

**Double Garage:**

17'4 x 17'3

Up and over door with power and light.

**Garden:**

Mainly laid to lawn with paved patio area and enclosed by panel fencing, outside tap and pedestrian gated side access.

**Driveway:**

Providing off street parking for three cars.

### Ground Floor

Approx. 91.0 sq. metres (980.0 sq. feet)



### First Floor

Approx. 72.1 sq. metres (776.3 sq. feet)

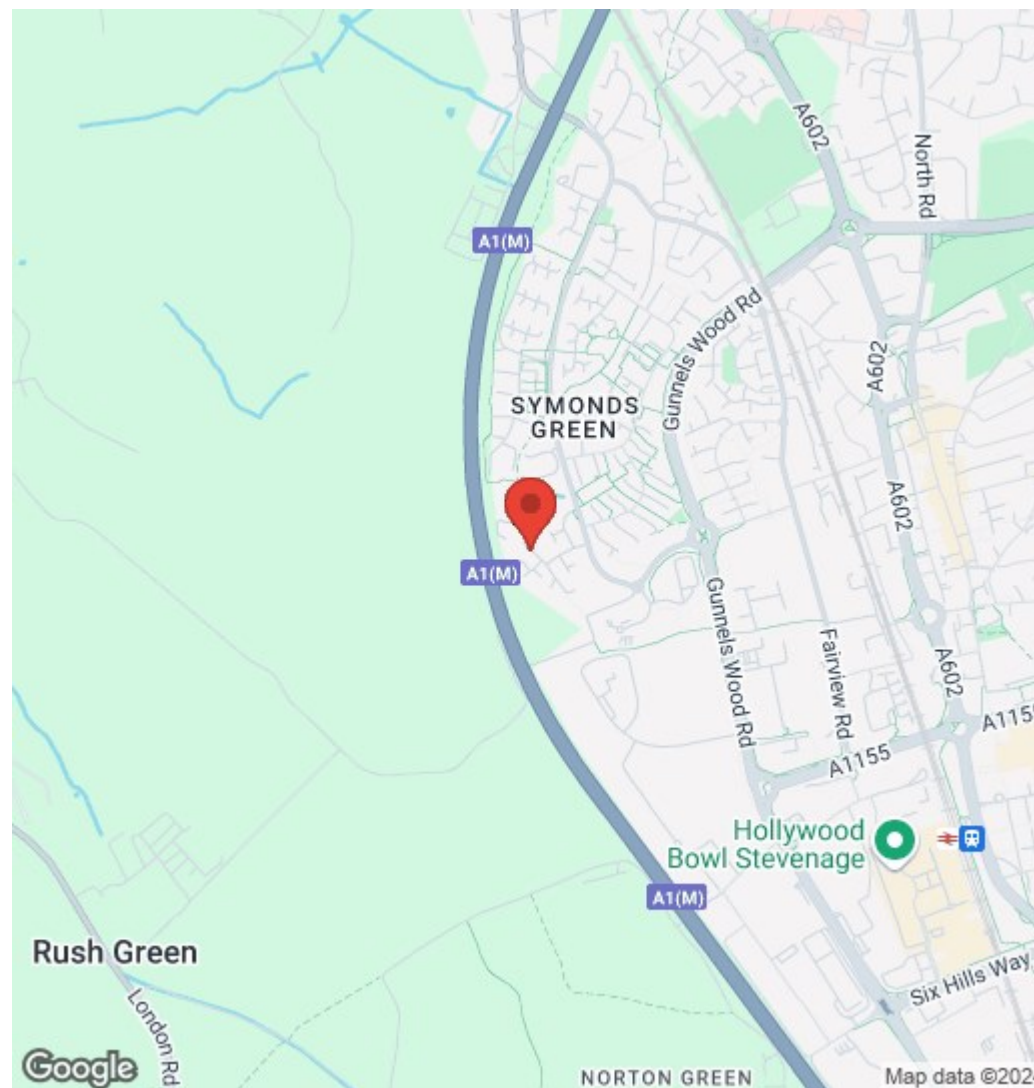


Total area: approx. 163.2 sq. metres (1756.3 sq. feet)

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) A		79
(81-91) B		
(69-80) C		
(55-68) D	62	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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.

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