



23 Hayfield, Stevenage, SG2 7JP
Guide Price £380,000



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Located in the highly sought after Chells Manor area of Stevenage is this FANTASTIC Three Bedroom End of Terrace house. Benefits include a SPACIOUS Lounge/Dining Area, STUNNING NEWLY FITTED KITCHEN and GROUND FLOOR WC. This property also comes with a garage on block. Walking distance to local amenities and close to the main bus route into town centre.



Entrance Hall

Lounge area 14'1" x 12'7" (4.29m x 3.84m)
Great size lounge / diner, large window to rear aspect, French doors leading to garden. Door leading to kitchen.

Dining area 9'7" x 7'7" (2.92m x 2.31m)
Patio door leading to garden open plan with lounge.

Kitchen 8'3" x 7'9" (2.51m x 2.36m)
Beautiful modern Eye and Base level units, integrated appliances such as electric cooker, oven and extractor hood, Fridge / freezer and dishwasher, butler sink with mixer tap, door leading to lounge.

Ground Floor W/C
Double glazed window to front aspect, closed couple WC with wall mounted hand basin and pillar taps.

First Floor Landing
Doors leading to all room, large window to back aspect, loft access.

Bedroom One
12" (into fitted wardrobes) x 9'6" (3.66m (into fitted wardrobes) x 2.90m)
Spacious double bedroom, window to rear aspect and fitted wardrobes.

Bedroom Two 11'5" x 8" (3.48m x 2.44m)
another good size double bedroom window to rear aspect and fitted wardrobe.

Bedroom three 8'6" x 7 (2.59m x 2.13m)
currently used as a dressing room, window to front aspect and storage cupboard.

Bathroom 6'1 x 6'0 (1.85m x 1.83m)
Panel enclosed bath with mixer tap and shower attachment. Pedestal hand basin with mixer tap and closed couple WC.

Front Garden
Low maintenance front garden with raised flower beds path leading to front door and side gate leading to garden.

Rear Garden
Low maintenance rear garden with timber shed and side access to front garden.

Garage





Home Sweet Home

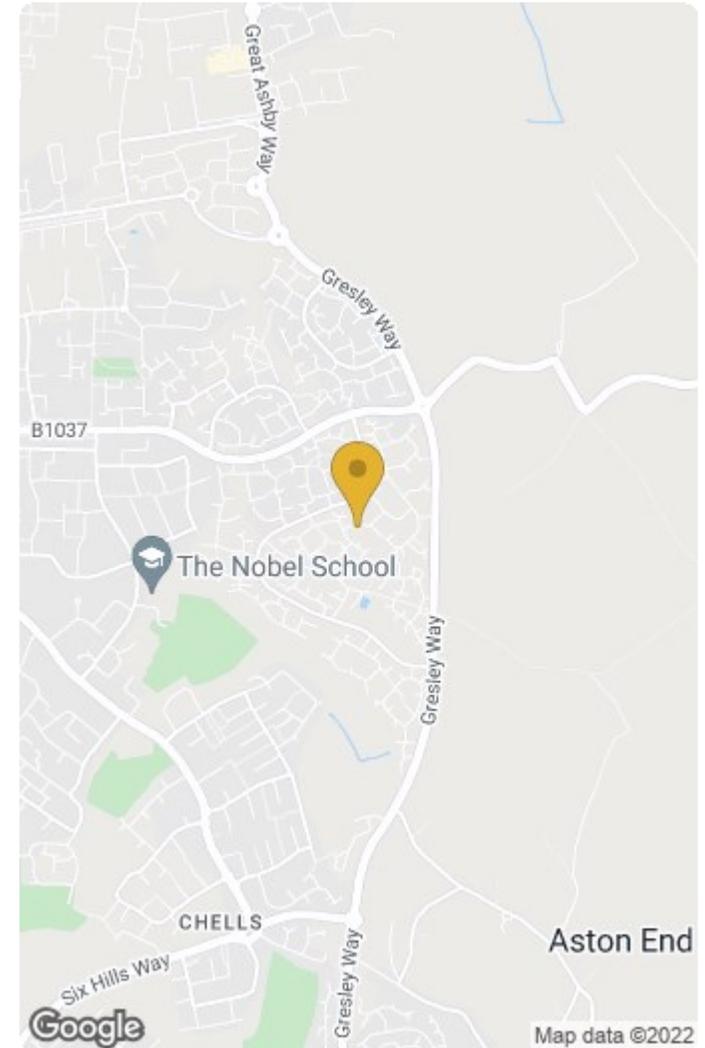


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | Current | Potential |
|---|--------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | (92 plus) A | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (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 | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

