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## Archer Road

Stevenage, SG1 5QP

Guide Price £340,000



Council Tax: C





Three bedroom family home offered chain free - The property boasts two spacious reception rooms, ideal for both relaxation and entertaining guests. The well-proportioned layout ensures that every corner of the home is utilised effectively, providing a warm and inviting atmosphere. The residence features three comfortable bedrooms, making it an excellent choice for families or those seeking extra space for guests or a home office. The single bathroom is thoughtfully designed, catering to the needs of modern living while maintaining a sense of style. Situated in a friendly neighbourhood, this property benefits from its proximity to local amenities, schools and parks.



## Entrance Hallway

## W/C

## Lounge

16'7" x 11'1" (5.05m x 3.38m)

## Dining Room

7'8" x 9'5" (2.34m x 2.87m)

## Kitchen

9'8" x 11'0" (2.95m x 3.35m)

## Rear Lobby/Study Area

13'7" x 5'6" (4.14m x 1.68m)

## First Floor

## Landing Area

## Bedroom One

14'5" x 10'0" (4.39m x 3.05m)

## Bedroom Two

14'1" x 8'2" (4.29m x 2.49m)

## Bedroom Three

6'6" x 11'6" (1.98m x 3.51m)

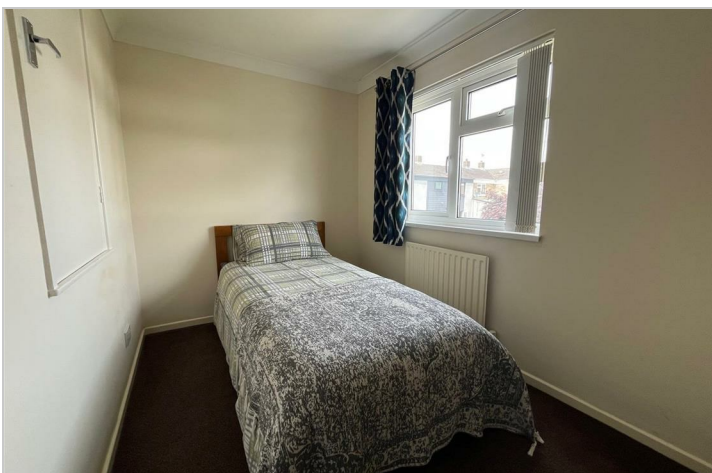
## Bathroom

5'5" x 6'8" (1.65m x 2.03m)

## Front & Rear Gardens

## Garage En Bloc

- Chain Free
- Garage En Bloc
- Spacious Accommodation Throughout
- Walking Distance to Fairlands Valley Lakes
- Separate Dining Room
- Downstairs WC





The floor plan is divided into two sections: GROUND FLOOR and 1ST FLOOR.

**GROUND FLOOR:**

- Garage en Bloc:** A large rectangular area at the top left.
- Study Area:** A rectangular area on the left side, adjacent to the garage.
- Entrance Hall:** A central area with a staircase leading up and a storage area.
- Kitchen:** Located to the right of the entrance hall.
- Dining Room:** Located to the right of the kitchen.
- Reception Room:** A large area at the bottom right.
- WC:** A small room at the bottom left, adjacent to the entrance hall.

**1ST FLOOR:**

- Bedroom:** Two bedrooms, one at the top left and one at the bottom left.
- Bathroom:** Located at the top right.
- Bedroom:** A large bedroom at the bottom right.
- Landing:** A central area with a staircase leading down.
- Storage:** Two storage areas, one on the left and one on the right of the landing.

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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Please contact our Stevenage Sales Office  
on 01438 313 393 if you wish to arrange a viewing appointment for this  
property or require further information.

**Energy Efficiency Rating**

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		
EU Directive 2002/91/EC	88	
UK average	66	

**Environmental Impact (CO<sub>2</sub>) Rating**

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		
EU Directive 2002/91/EC	66	
UK average	88	

53 High Street, Stevenage, Hertfordshire, SG1 3AQ  
Tel: 01438 313 393 Email: [stevenage@iwestates.com](mailto:stevenage@iwestates.com) [iwestates.com](http://iwestates.com)