



iwstates.com



## Broadwater Crescent

Stevenage, SG2 8HG

Guide Price £320,000



Council Tax: C



This family home features a well-proportioned reception room, ideal for both relaxation and entertaining guests. The house boasts a garage en bloc, three bedrooms, the layout is thoughtfully designed to maximise natural light, creating a warm and inviting atmosphere throughout. This property is conveniently located near local amenities, schools, and parks, making it an excellent choice for families and professionals alike. With its prime location, this home appeals to both first time buyers and investors.



### The Property

The front door leads into a large welcoming L-shaped hallway with stairs leading to the first floor. A galley style kitchen is positioned to the front aspect, large lounge to the rear aspect, separate utility room with a door leading out to the rear garden. Three bedrooms, a bathroom, make the upstairs rooms. The front and rear gardens are a great size allowing for future extension works should a buyer wish to do so.

#### Lounge

18'7" x 13'6" (5.66m x 4.11m)

#### Hallway

#### Kitchen

5'8" x 12'6" (1.73m x 3.81m)

#### Utility Room

10'2" x 4'9" (3.10m x 1.45m)

#### First Floor

##### Bedroom One

13'5" x 9'0" (4.09m x 2.74m)

##### Bedroom Two

8'3" x 9'7" (2.51m x 2.92m)

##### Bedroom Three

7'3" x 10'3" (2.21m x 3.12m)

##### Bathroom

5'8" x 5'8" (1.73m x 1.73m)

#### Outside

### Front and Rear Gardens

#### Garage En Bloc

A short walk from the property, garage en bloc with up and over door.

- Chain Free
- Separate utility/storage room
- Large rear garden
- Walking distance to local schools, Oaks Cross & Broadwater shops
- Potential to extend (subject to planning consents)
- Ideal first time purchase or investment opportunity
- Garage En Bloc



## Road Map



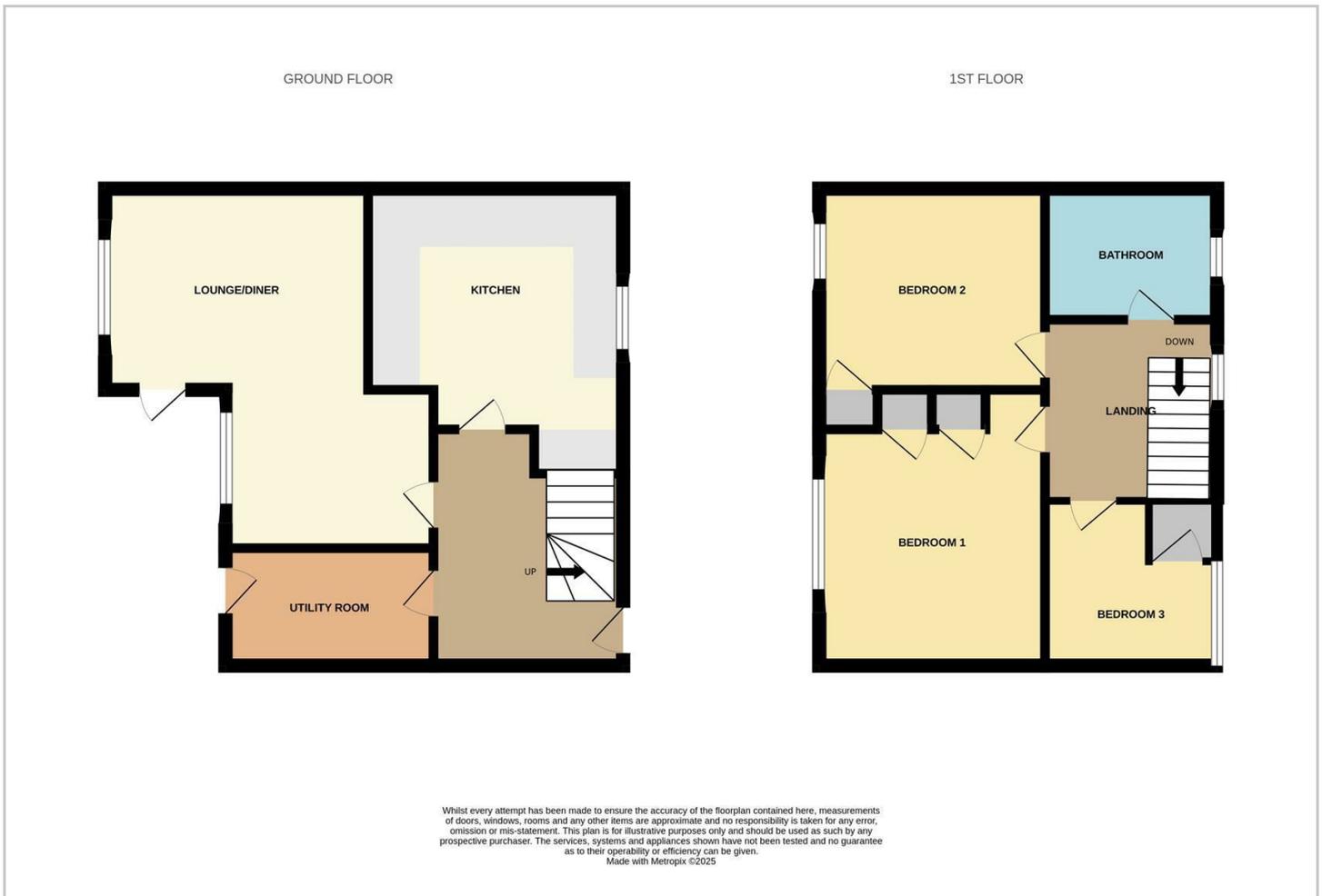
## Hybrid Map



## Terrain Map



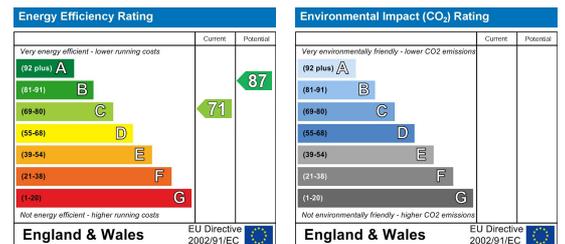
## Floor Plan



## Viewing

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 Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.