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89A Fairview Road, Stevenage, SG1 2NP

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Asking Price £375,000

A rarely available two bedroom DETACHED chalet bungalow located on the highly sought after Fairview Road in Stevenage OLD TOWN. A delightful property offering great value for a detached chalet style home. With off street parking and a garage, internal accommodation comprises Kitchen/Diner, refitted three piece Bathroom, double Bedroom and Lounge on the ground floor with the second bedroom on the first floor level at the rear of the property. There is huge potential to extend into the suitably sized loft on the first floor level (planning permission was obtained in 2016) and the property benefits from a stunning, well kept and long Rear Garden with mature shrubs, trees, flower beds, laid to lawn at the rear, patio terrace with pagoda and garden pond.

- Detached Chalet Bungalow
- Lovely refitted fitted Kitchen/Diner
- Refurbished bathroom on the ground floor
- Large, stunning rear garden
- Garage via shared drive
- Nice lounge to rear with views over the rear garden
- Master bedroom on the ground floor
- Second bedroom on the first floor plus two loft rooms (Planning approved to change - see agents note)
- Off street parking to front on block driveway
- Current Vendor bought it because of the location



## GROUND FLOOR

### ENTRANCE HALLWAY

Door into property. Tiled flooring. Spot lighting. Radiator. Stairs to first floor. Doors to Bedroom One, Kitchen/Diner, Bathroom and Lounge.

### BEDROOM ONE

12'8" x 11'9"

Tiled flooring. Radiator. Double glazed windows to front aspect.

### KITCHEN / DINER

12'8" x 9'9"

Tiled flooring. Spot lighting. Tiled splash back. Matching wall and base units with counter over. Ceramic one and a half sink with mixer tap and drainer. Integrated slimline dish washer. Plumbed for washing machine. Space for tumble dryer. Space for free-standing fridge/freezer. Space for free-standing range cooker.

### BATHROOM

Fully tiled three piece suit consisting of L-shaped bath with electric shower above and glass shower screen, Low level WC and Pedestal wash hand basin. Heated towel rail. Extractor fan. Frosted double glazed window to side aspect.

### LOUNGE

16'9" x 9'1"

Oak wooden flooring with oak beamed ceiling. Radiator. Double glazed window to rear aspect. Double glazed French doors to Rear Garden.

## FIRST FLOOR

### LANDING

Carpeted. Eaves storage. Velux skylight. Opening to Bedroom Two. Door to Loft.

### BEDROOM TWO

8'7" x 8'6"

Carpeted. Eaves storage. Some restricted height. Radiator. Double glazed window to rear aspect.

### LOFT ROOMS

Part boarded. Power and Lighting. Housing combi boiler. Please see agents note below.

## OUTSIDE

### REAR GARDEN

A very well kept and long Rear Garden with mature shrubs, flower beds and laid to lawn at the rear. Fenced surround. Pond. Paved patio terrace with wooden pagoda. Door into Garage and side gate to external of the property and in front of the Garage.

### GARAGE

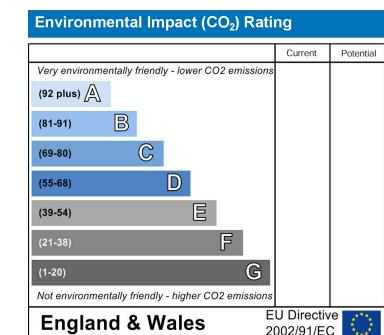
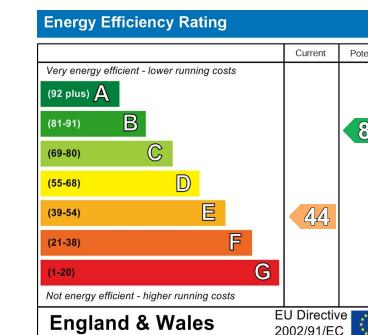
Accessed via shared driveway with neighbouring house. Up and over garage door. Power and Lighting. Door to Rear Garden. Single glazed windows to rear and side aspect.

### FRONT

Block paved driveway to accommodate two vehicles. Front door into property. Side access (open and shared with neighbouring house) leading to Garage and gate into Rear Garden.

### AGENTS NOTES

Planning permission was granted in 2016 to alter the first floor that would create two bedrooms, an ensuite off the larger and a first floor bathroom. We have a copy of the plans in the office file.



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. If you are thinking of selling your home or just curious to discover the value of your property, iWEstates 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 iWEstates estate agents.

HERE'S  
ALWAYS  
TIME FOR A  
GLASS OF  
FINE

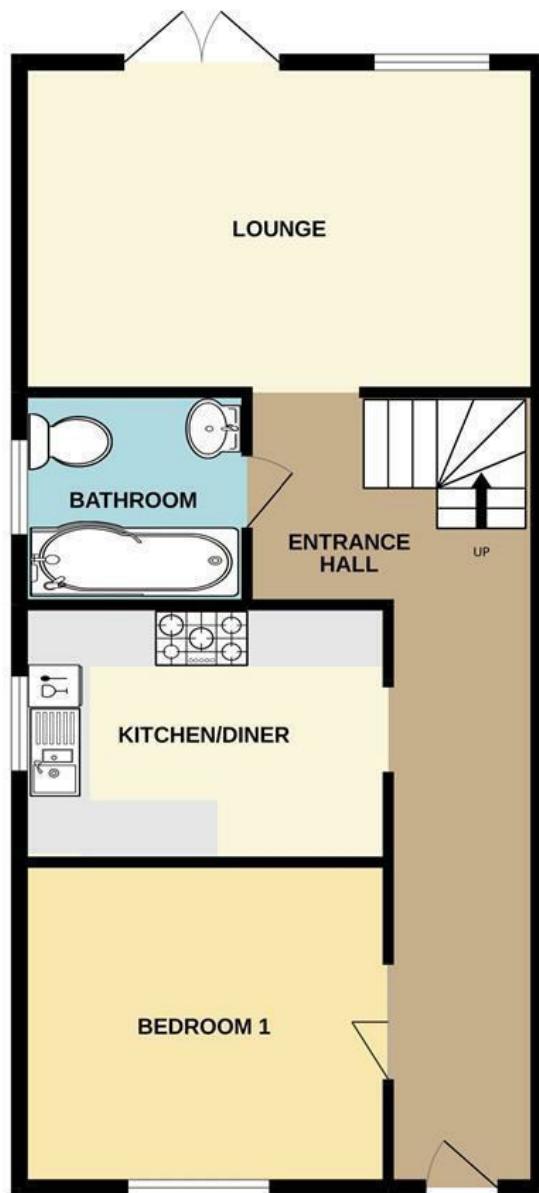
A round wooden table with a white lace cloth. A bowl of fruit is on the table. There are four wooden chairs around the table.

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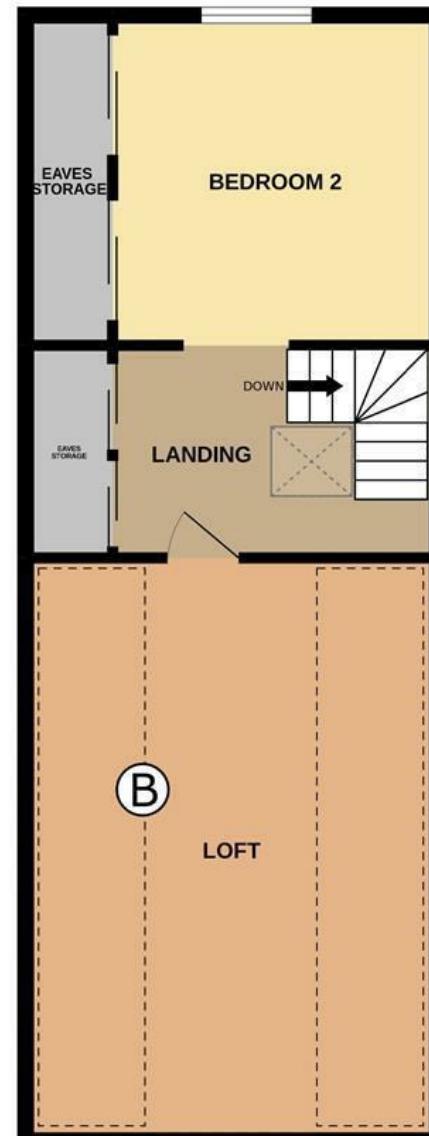
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GROUND FLOOR



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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