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27 Boswell Gardens, Stevenage, SG1 4SB

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Guide Price £800,000

We are delighted to offer this superb family home to the market. A Substantial Executive Five Bedroom Detached Home with a Large South Facing Garden, Built in 1985 and with one owner from new - clearly an excellent location to raise a family. The house offers substantial accommodation throughout and full replacement UPVC double glazed windows were fitted in 2015. The house further benefits off road parking for several vehicles. Without question though, of the many features that this house has, the garden is outstanding! Set in one of the town's most highly regarded locations, this is truly one not to miss!

- Large Lounge, Dining Room & Generous Study
- Five Bedrooms (Four with Storage)
- Double Garage & Driveway
- Kitchen & Utility
- Cloakroom, En Suite and Family Bathroom
- Substantial and Delightful Rear Garden



While every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatements. 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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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.

Entrance Hall

Front door with full length frosted window to the side leads into the hall. Glazed door to the main hall. Radiator. Door to:

Cloakroom

Suite comprises low level wc and wall mounted wash hand basin with complimentary tiling. Radiator. Frosted UPVC double glazed window to the side aspect.

Main Hall

15'2" x 9'6" (MAX)
Radiator. Stairs rise to the first floor with a UPVC double glazed window to the side aspect on the turn of the stairs. Double doors to the lounge and doors to the study, dining room and kitchen.

Lounge

22'0" x 12'0"
A generous lounge with a UPVC double glazed window to the rear aspect and UPVC double glazed French doors leading out to the rear garden patio. Two double radiators. Chimney breast with inset coal effect gas fire (not connected at present)

Dining Room

15'4" x 11'1"
UPVC double glazed window to the rear aspect. Double radiator.

Study

10'0" x 9'2"
UPVC double glazed window to the front aspect. Double radiator.

Kitchen

12'10" x 8'0"
Fitted in an extensive range of base and eye level units with work surfaces over. Built in electric double oven with gas hob and extractor above. Space for a tall fridge/freezer. Single drainer one and a half bowl sink unit with mixer tap. UPVC double glazed window to the front aspect. Open to:

Utility Room

7'11" x 4'8"
Single drainer sink unit with mixer tap. Spaces and plumbing for a washing machine and tumble drier. UPVC double glazed window and door to the side aspect.

Landing

Access to the loft space. Radiator. Airing cupboard.

Bedroom One

13'5" x 12'2"
Two built in double wardrobes. UPVC double glazed window to the rear aspect. Radiator. Door to:

En Suite

7'1" x 6'4"
Four piece suite comprising low level wc, pedestal wash hand basin, fully tiled and enclosed shower cubicle with shower. Frosted UPVC double glazed window to the rear aspect. Radiator.

Bedroom Two

12'2" x 10'9"
UPVC double glazed window to the rear aspect. Radiator. Built in double wardrobe.

Bedroom Three

10'6" x 9'4"
UPVC double glazed window to the front aspect. Radiator. Built in double wardrobe.

Bedroom Four

12'9" x 7'10"
UPVC double glazed window to the front aspect. Radiator.

Bedroom Five

9'4" x 7'6"
UPVC double glazed window to the front aspect. Radiator. Built in double wardrobe.

Bathroom

Four piece suite comprises low level wc, pedestal

wash hand basin, bath and bidet. Frosted UPVC double glazed window to the side aspect. Radiator. Full ceramic tiling.

Front Garden

Established beds with mature and well maintained shrubs, centre path to the front door. Driveway provides off road parking for several vehicles

Rear Garden

The garden is south facing with a generous patio to the rear of the house with the remainder laid to lawn. Established and well cared for plants and shrubs including a Magnolia tree. The garden benefits from a further lawned area ideal for a children's play area without impacting on the rest of the lawn or potentially an allotment patch.

Double Garage

Double width garage to the side of the property with an up and over door to the front and a personal door to the rear garden. (Please note that the garage is presently used as a playroom/games room).











