

239 Collenswood Road  
Stevenage, Hertfordshire SG2 9HG  
£1,695







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Available to move in as soon as possible.

Discover the charm of this beautifully refurbished 1960s 3-bedroom home nestled in a tranquil residential cul-de-sac in the sought-after town of Stevenage, a 15 minute walk away from Stevenage train station with links to the North as well as King's Cross, St Pancras.

Step into the inviting ground floor featuring an expansive living room seamlessly connected to an open dining area. The well-appointed modern kitchen, complete with featured appliances, leads to the sizable garden—perfect for family gatherings and al fresco dining.

Upstairs unveils three generously proportioned double bedrooms, each adorned with plush carpets. The floor also houses a tastefully appointed bathroom and a separate toilet room. Move right in and experience the timeless appeal of this meticulously updated residence.



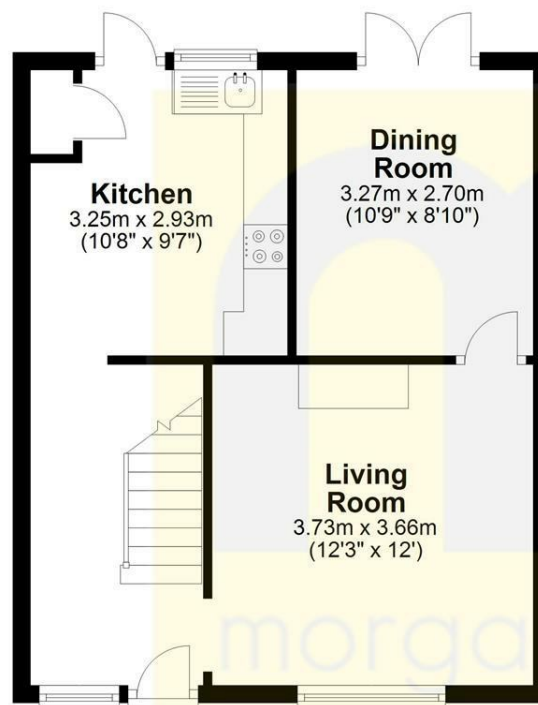






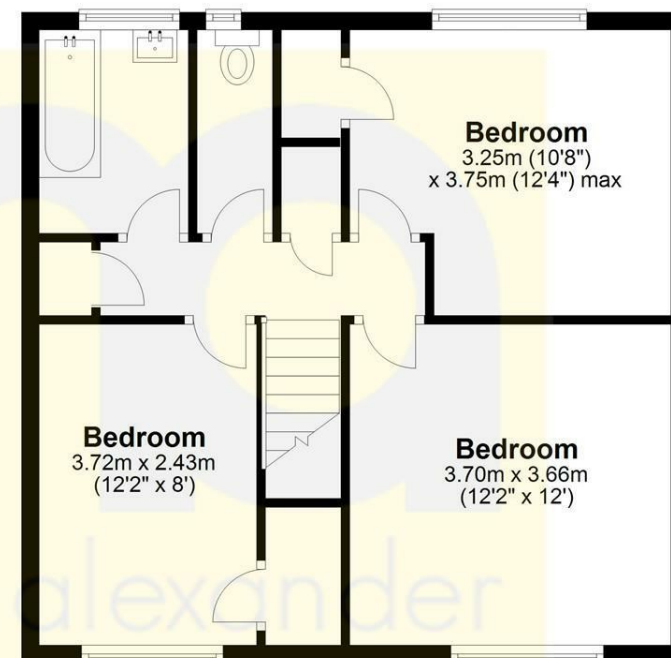
## Ground Floor

Approx. 40.5 sq. metres (435.5 sq. feet)



## First Floor

Approx. 50.9 sq. metres (547.5 sq. feet)



Total area: approx. 91.3 sq. metres (983.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE  
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

### PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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