

15 Three Stiles
Stevenage, SG2 7LD
Guide price £550,000





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This is not a standard layout. The ground floor has been carefully reconfigured to create a striking kitchen/dining/family space to the rear, forming the heart of the home. Finished with a high-quality range of shaker-style units, generous work surfaces and integrated appliances, the kitchen flows seamlessly into a defined dining area, ideal for both everyday living and entertaining. Large doors open directly onto the garden, drawing in natural light and creating a strong connection to the outside space. Leading off the kitchen is lobby with access to the front, rear garden and the useful utility room

To the front, a separate living room provides a more formal retreat, complete with feature fireplace and a calm, neutral finish, offering flexibility for family life.

The hall way provides access to the cloakroom/WC and stairs to first floor, with under stairs storage.

Upstairs, the property continues to impress with three well-proportioned bedrooms, including a particularly generous principal bedroom, alongside a modern family bathroom finished to a high standard.

The rear garden is a key feature of the home. Landscaped to provide both a spacious lawn and a raised terrace area, it is ideally suited for entertaining, relaxing and family use. A garden studio/outbuilding to the rear offers additional versatility, perfect for home working, hobbies or storage.

To the front, the property benefits from off-street parking and an attractive frontage within this established residential setting.

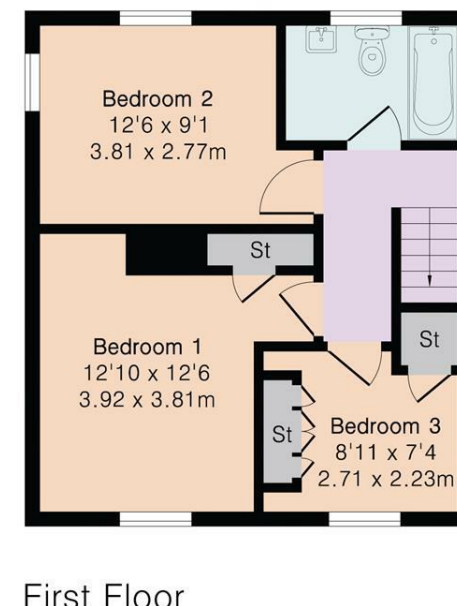
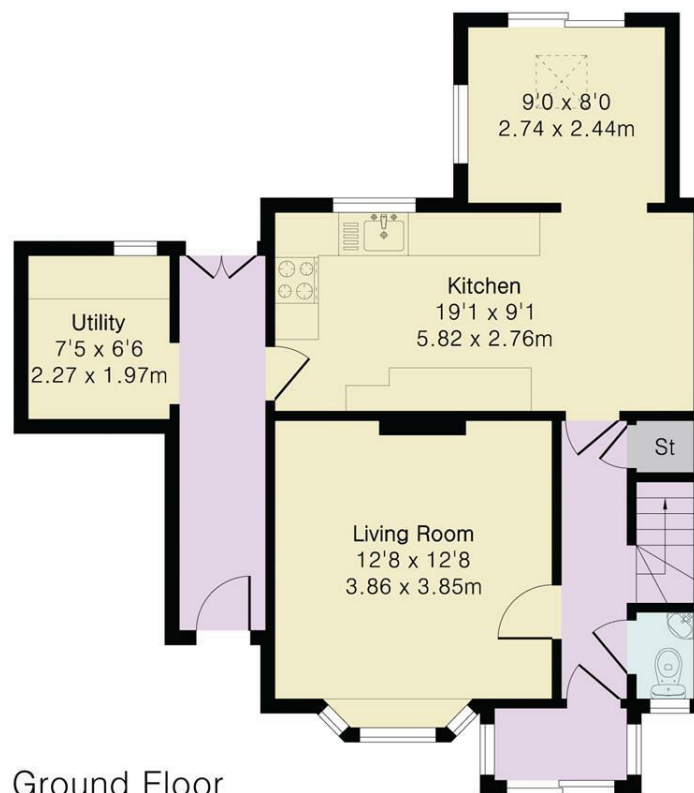




Approximate Gross Internal Area 1077 sq ft - 100 sq m

Ground Floor Area 654 sq ft – 61 sq m

First Floor Area 423 sq ft – 39 sq m



Energy Efficiency 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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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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