



Elliot Heath
ESTATE AGENTS

44 Blacksmiths Hill, Benington
Guide Price **£365,000**

44 Blacksmiths Hill

Benington, Stevenage

3-bed family home in Benington village. Corner plot, quiet cul de sac. Spacious living areas, good size gardens, potential for driveway. Amenities nearby, easy access to London. No chain. Council Tax band: C

Tenure: Freehold

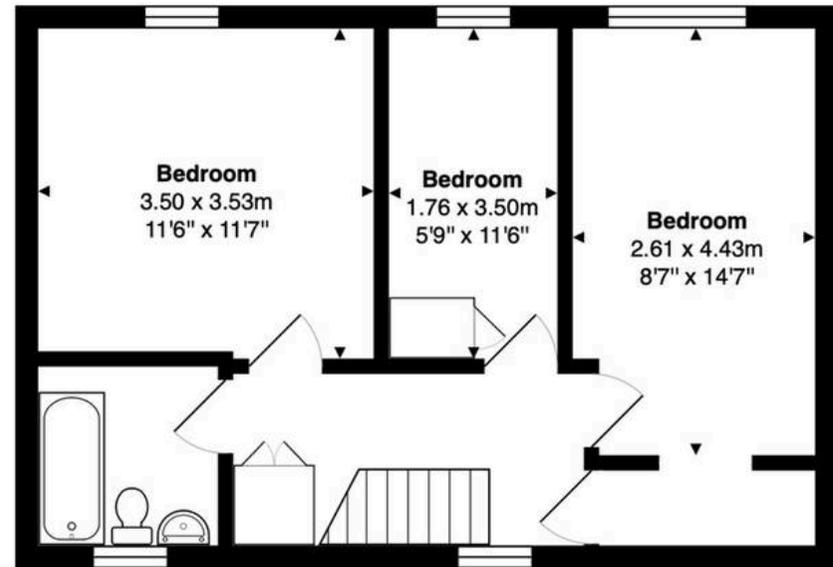
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F





Ground Floor
Area: 46.2 m² ... 497 ft²



First Floor
Area: 43.6 m² ... 469 ft²

Total Area: 89.7 m² ... 966 ft²

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.

Property marketing provided by www.matthewkyle.co.uk

Entrance Porch

Glazed entrance porch with access to the private front entrance door to:

Entrance Hall

With stairs rising to first floor landing, built in storage cupboard, engineered Oak flooring, electric wall heater, doors to:

Downstairs WC

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising dual flush wc, vanity unit with inset wash hand basin, half tiled walls, tiled flooring.

Living Room

10' 6" x 17' 7" (3.19m x 5.37m)

Dual aspect with double glazed window to front aspect and double glazed sliding patio doors to the rear garden, electric wall heater, feature fireplace, engineered Oak flooring.

Kitchen/Dining Room

15' 7" x 11' 5" (4.76m x 3.47m)

With double glazed window and door to the rear garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, appliance space, tiled splash back areas, tiled flooring, electric wall heater, built in storage cupboard.

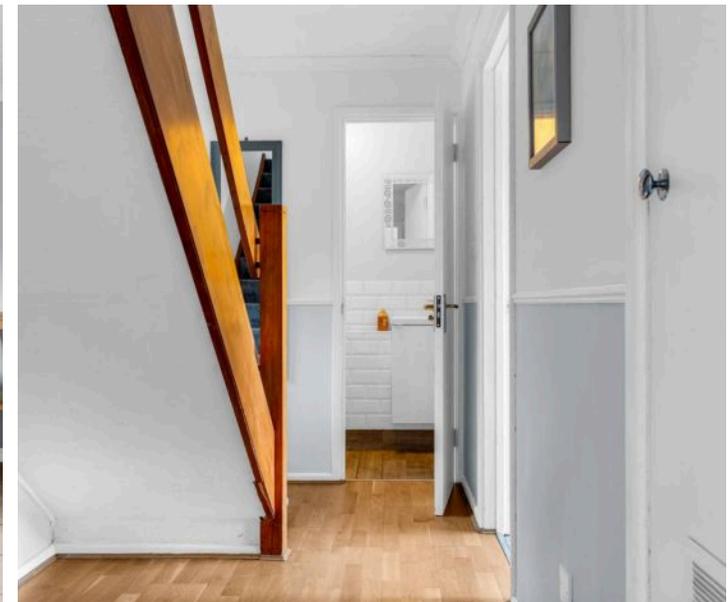
First Floor Landing

With double glazed window to front aspect, electric wall heater, built in storage cupboard, doors to:

Bedroom One

11' 6" x 11' 7" (3.50m x 3.53m)

With double glazed window to rear aspect, electric wall heater.



Bedroom Two

8' 7" x 14' 6" (2.61m x 4.43m)

With double glazed window to rear aspect, electric wall heater, access to large storage cupboard.

Bedroom Three

5' 9" x 11' 6" (1.76m x 3.50m)

With double glazed window to rear aspect, electric wall heater, built in storage cupboard.

Bathroom

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, dual flush wc, pedestal wash hand basin, fully tiled, heated towel rail.





FRONT GARDEN

To the front there is a large lawn area, this could be altered to provide a driveway (subject to usual planning consents)

REAR GARDEN

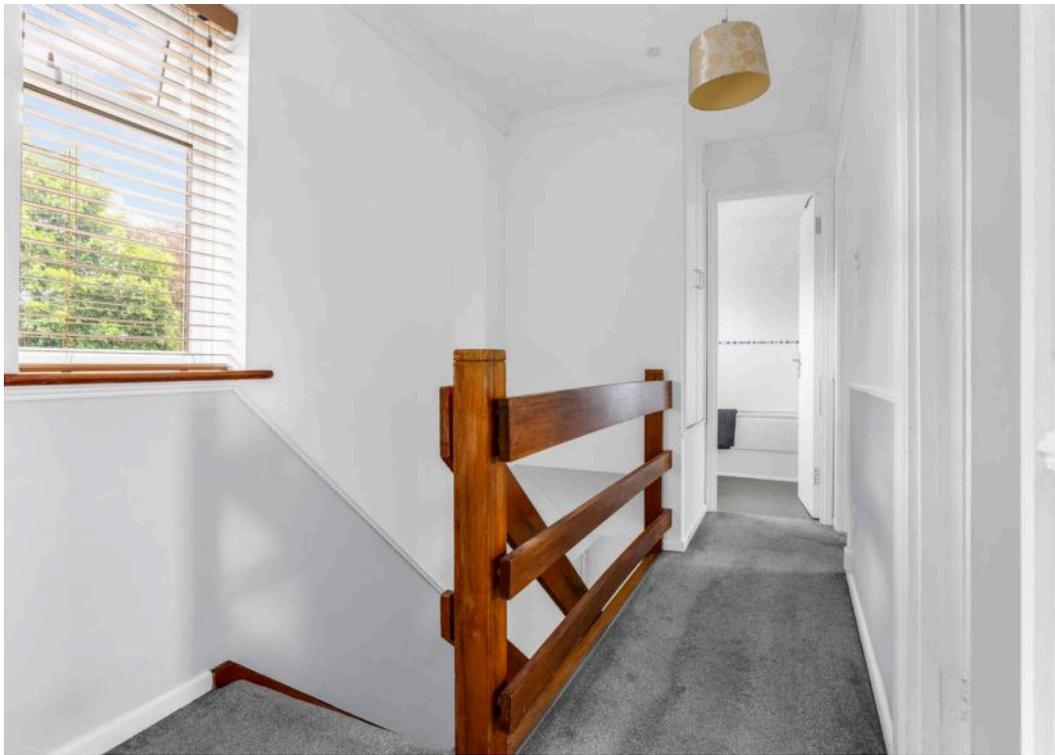
The rear garden is a particular feature of this property and is situated on a generous size plot. It is mainly laid to lawn with patio seating area and has gated access to the parking area at the rear.

OFF STREET

1 Parking Space

Residents parking area located to the rear of the property, accessed via the gate at the rear of the garden together with on street parking.







Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street - SG12 7AA

01920 29 33 33

hello@elliotheath.co.uk

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