



Boxfield Green, Stevenage
£360,000

A lovely modern family home which is very well presented internally and offers flexible living accommodation with a garage converted to a fourth bedroom or could be used as a family room. Offering a downstairs cloakroom, kitchen/diner with doors out to the rear garden. Good size lounge. Upstairs three bedrooms and a family bathroom. Externally a rear garden and off road parking.

Situated in the popular Chells Manor area of Stevenage and is close to a local parade of shops which has a chemist, pub and local community centre. Nearby there are local woodland walks ideal for dog walking. Excellent bus routes operate throughout the town with regular services to the Town Centre and Railway Station. A short drive to Walkern with village pubs, tea room and pleasant countryside.



Entrance Hallway

Entrance via a UPVC double glazed front door.

Downstairs Cloakroom

Low level WC, wash hand basin. Double glazed frosted window to the front.

Kitchen/Diner

Range of cream wall and base units with roll top worksurfaces over. Part tiled walls. Stainless steel sink unit and drainer with matching mixer taps and cupboards under. Built-in oven with hob and modern extractor fan over. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Coved ceiling, radiator. Double glazed window and part glazed door to side. Double glazed sliding patio doors leading out to the rear garden. Space for table and chairs.

Lounge

Feature fireplace with wooden surround and hearth with fitted gas fire. Stairs to first floor. Radiator, coved ceiling. Double glazed window to the front. Door to hallway.



Family Room/Bedroom Four

9'7" x 5'10" (2.92m x 1.78m)

Converted from the garage with a double glazed window and a radiator.

Landing

Bedroom One

Double glazed window and a radiator.



Bedroom Two

Double glazed window and a radiator.

Bedroom Three

Double glazed window and a radiator.

Bathroom

Panelled bath taps, pedestal wash hand basin with mixer taps. Low level WC. Tiling to walls and flooring. Double glazed frosted window.

Front Garden

Path to front door. Picket fence to the front. Gated side access.

Rear Garden

Paved patio area with lawn area with shrubs. Fenced boundaries. Timber shed. Gated access to the front.

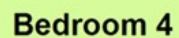






Approx. 49.0 sq. metres (527.9 sq. feet)

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Kitchen/Diner

Lounge

Total area: approx. 80.8 sq. metres (869.8 sq. feet)

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Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-58) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>		64	8
<i>Not energy efficient - higher running costs</i>			

England & Wales

EU Directive
2002/91/EC

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		8
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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England & Wales

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