

The Chilterns, Great Ashby, Stevenage, SG1 6AZ

GEOFFREY MATTHEW Are Delighted To Be Able To Offer For Sale This Beautifully Maintained Three Bedroom Extended Croudace Built Semi Detached Family Home, Situated In The Very Heart Of The Continually Popular Great Ashby Area, Which Offers A Good Selection Of Local Shops And A Short Walk To The Sought After ROUND DIAMOND Primary School As Well As The Wonderful Woodland Walks Nearby. As Mentioned The Property Is In Very Good Decorative Order And Offers Great Accommodation Throughout And Includes, A Downstairs WC, Generous Size Lounge, Extended Dining Area, Modern Fitted Kitchen, Playroom/Study/Sunroom, Whilst To The First Floor There Is Two Double Bedrooms And A Good Size Single, Refitted En-Suite & Family Bathroom. Externally Benefitting From Front & Back Gardens And A Detached Garage. MUST BE VIEWED

Offers In Excess Of £425,000

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- EXTENDED THREE BEDROOM SEMI DETACHED HOUSE
- GREAT ASHBY AREA
- DOWNSTAIRS CLOAKROOM
- LOUNGE
- EXTENDED DINING AREA
- MODERN FITTED KITCHEN
- FURTHER RECEPTION ROOM
- GOOD SIZE BEDROOMS
- EN-SUITE AND FAMILY BATHROOM
- DETACHED GARAGE

ENTRANCE HALLWAY

With access via a modern composite door, Oak effect laminate flooring, fuse box, a single panel radiator.

DOWNSTAIRS CLOAKROOM

fitted with a close coupled WC, a hand wash basin with tiled splash back, a continuation of the Oak effect laminate flooring, a single panel radiator and a frosted UPVC double glazed window.

LOUNGE AREA

15'x 11'11" (4.57m x 3.63m)

A generous lounge area, a UPVC square bay double glazed window, single and double panelled radiators, a wall mounted modern electric fireplace, an under stairs storage cupboard, coving to the ceiling and opening on to the dining room.

EXTENDED DINING ROOM

9'3"x 11'11" (2.82m x 3.63m)

extended by the previous occupants this spacious dining area is situated with access to both kitchen and lounge, with a UPVC double glazed window to the side aspect, a single panel radiator, coving to the ceiling and a large store with ample space for tumble dryer or fridge freezer.

FITTED KITCHEN

10'7"x 7'4" (3.23m x 2.24m)

Fitted with a modern handleless selection of wall, base and drawer units, square edged work surfaces with matching upturn splash, and an inset ceramic one and half bowl sink and drainer, chrome mixer tap over, integral electric oven and a halogen hob with chimney style cooker hood over, integrated dishwasher, and fridge, space for a washing machine, inset lighting and a UPVC double glazed window to the rear aspect.

STUDY/PLAYROOM/SUN ROOM

9'7"x 10'6" (2.92m x 3.20m)

Again added by the previous owners and is a great addition to the family living space, with UPVC French patio doors to the garden space, two Velux roof windows, a double panelled radiator, two tall UPVC side aspect windows and grey Oak effect laminate flooring.

STAIRS TO THE FIRST FLOOR LANDING

A good landing area with coving to the ceiling, a UPVC double glazed window to the side aspect and a built in storage cupboard with hot water cylinder.

BEDROOM ONE

11'2"x 9'1" (3.40m x 2.77m)

A double bedroom with two UPVC double glazed windows to the front aspect, a single panel radiator, built in wardrobes and coving to the ceiling.

EN-SUITE

fitted with a fully enclosed shower cubicle and wall mounted shower, a hand wash basin and pedestal, a hidden cistern WC, part tiled walls, electric shaver point, chrome vertical heated towel rail, ceramic tiled flooring. extractor fan.

BEDROOM TWO

10'1"x 8'8" (3.07m x 2.64m)

again a double bedroom with a UPVC double glazed window to the rear aspect, a single panel radiator and coving to the ceiling.

BEDROOM THREE

9'8"x 6'10" (2.95m x 2.08m)

A good size single bedroom with UPVC double glazed windows to both front and side aspects, single panel radiator and coving to the ceiling.

BATHROOM

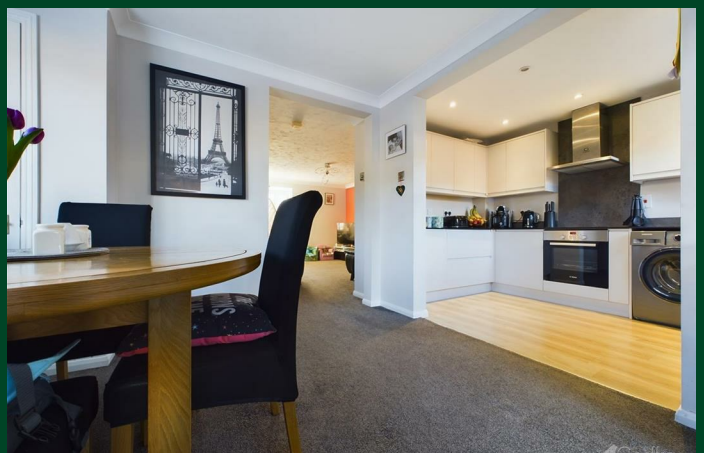
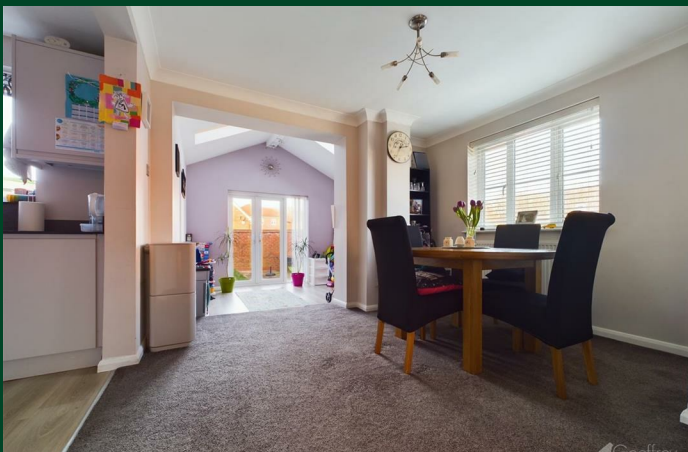
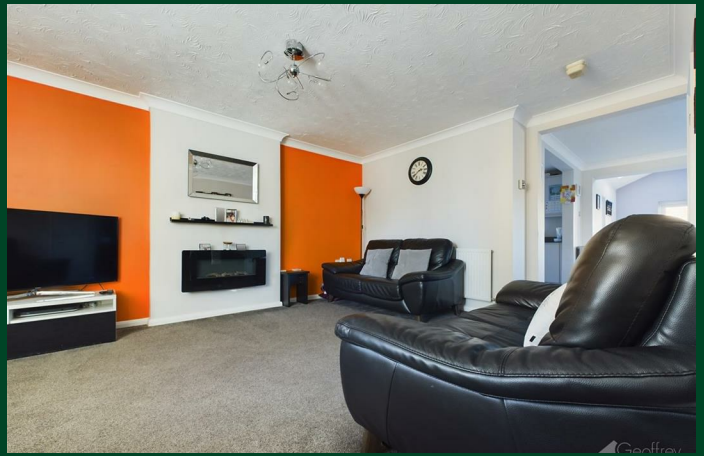
a refitted bathroom with a tiled surround bath with chrome mixer tap and shower hose attachment, fitted shower screen, a close coupled WC, hand wash basin and pedestal, two frosted UPVC double glazed windows, a chrome heated towel rail, mostly tiled walls and ceramic tiled flooring.

REAR GARDEN

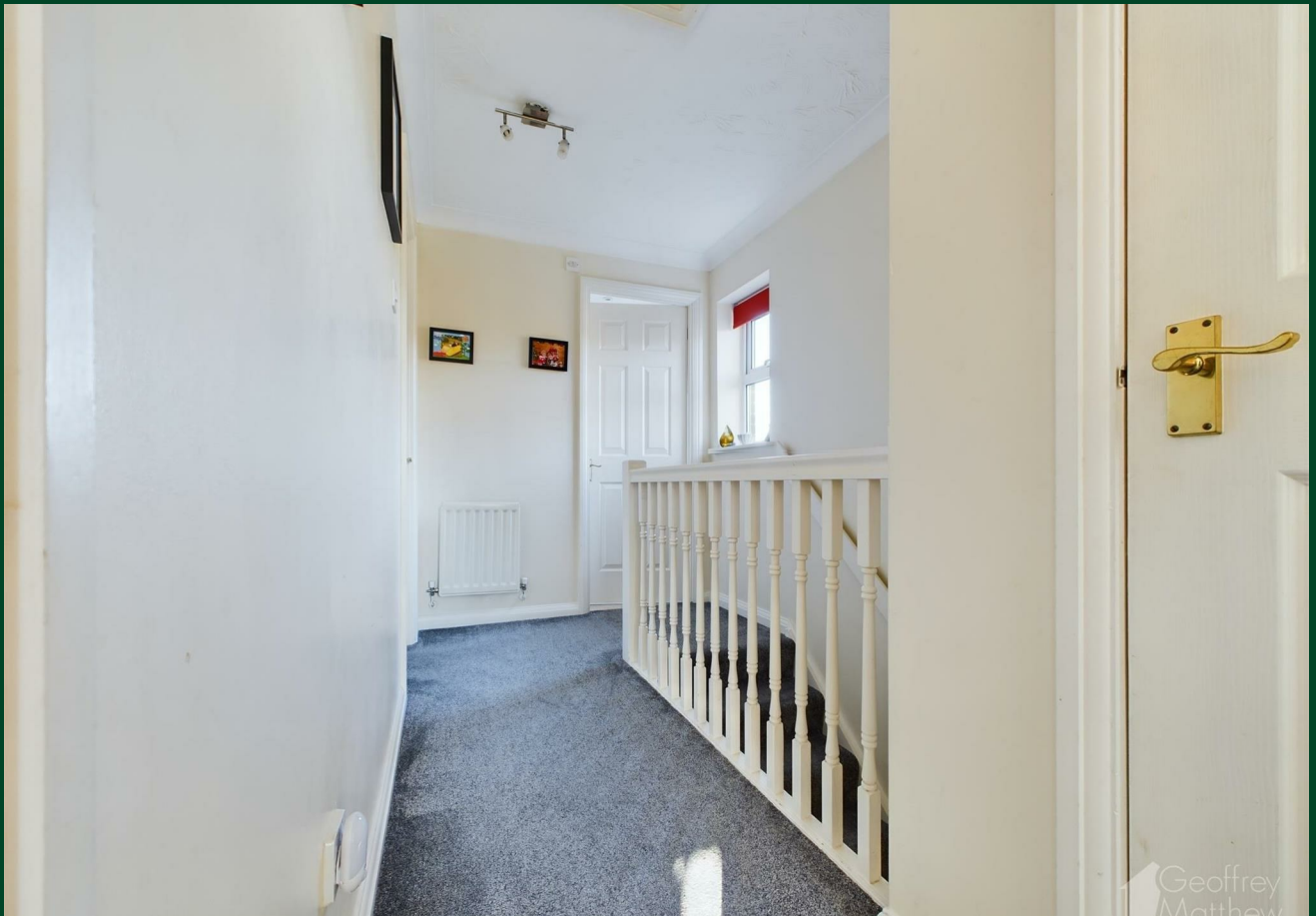
A Walled garden with a slightly raised lawn area and two very generous patio areas, gated rear access.

DETACHED GARAGE & DRIVE

Detached to the rear of the garden, with an up and over door, power points and lighting. Drive for one car to the front of the garage.







Geoffrey
Matthew



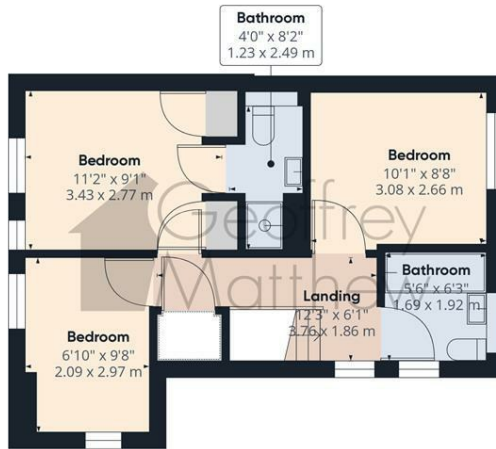
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Floor Plan



Approximate total area*
943.98 ft²
87.7 m²

Floor 0



Floor 1

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Council Tax Details

Band:

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81-91) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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