



Harvest Lane, Chells Manor, Stevenage, SG2 7RD

GUIDE PRICE £400,000 -£420,000 THIS TRULY OUTSTANDING MODERNISED Three Bedroom SEMI DETACHED HOME with GARAGE and DRIVEWAY located moments walks to the Historical Chells Manor House and Duck Pond. Features include, MODERN FITTED KITCHEN/DINER, Lounge Area, Downstairs Cloakroom, Three Sizable Bedrooms, FITTED BATHROOM, DELIGHTFUL Rear Garden with ARCTIC BBQ CABIN, Viewing Strongly Recommended.

Guide Price £400,000

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- Truly Outstanding Fully Modernised Three Bedroom Semi Detached Home
- Located Moments Walk to the Historical Chells Manor House and Duck Pond
- Lounge Area
- Three Sizable Bedrooms
- Delightful Rear Garden with ARCTIC BBQ CABIN /
- Garage and Driveway
- Modern Fitted Kitchen/Diner
- Downstairs W.C
- Fitted Bathroom
- Viewing Strongly Recommended

Entrance Hallway

9'6 x 4'1 (2.90m x 1.24m)

Coconut Matting, Double Glazed Window to Front Aspect, Laminate Flooring, Coved Ceiling, Single Panel Radiator, Stairs to 1st Floor Landing, Double Glazed Window to Side Aspect, Heating Control.

Downstairs W.C

5'6 x 4'1 (1.68m x 1.24m)

Enclosed Low Level W.C, Hand Basin with Mixer Tap, Mirror Vanity Unit, Double Glazed Window to Front Aspect, Vinyl Flooring, Single Panel Radiator.

Lounge Area

9'2 x 15'11 (2.79m x 4.85m)

Double Glazed Window to Front Aspect, Understairs Cupboard, T.V Point, Double Panel Radiator, Laminate Flooring.

Modern Kitchen/Diner

Porcelain Tiles, Roll Top Work Surfaces, Tiled Splash Back, Double Glazed Window to Rear Aspect, Resin Black Sink and Mixer Tap, Induction Bosch Hob, Bosch Grill and Oven, Built in Fridge/Freezer, Modern Radiator, Extractor Fan, Built in Hoover Washing Machine and Dishwasher.

Landing

8'10 x 2'11 (2.69m x 0.89m)

Doors all rooms, Loft Access partly boarded with Loft Ladder, Smoke Alarm, Worcester Bosch Boiler (Fitted 2018), Single Panel Radiator

Modern Fitted Bathroom

6'1 x 6'8 (1.85m x 2.03m)

Enclosed Low Level W.C, Wash Basin Mixer Tap, Bath and Mains Shower and Hot and Cold Taps, Fully Tiled Splash Back, Heated Towel Rail, Tiled Flooring.

Bedroom One

10'0 x 9'5 (3.05m x 2.87m)

Single Panel Radiator, Double Glazed Window to Rear Aspect, Dimer Switch.

Bedroom Two

11'3 x 7'1 (3.43m x 2.16m)

Laminate Flooring, Double Fitted Wardrobes, Double Glazed Window to Front Aspect, Double Panel Radiator.

Bedroom Three

8'2 x 7'8 (2.49m x 2.34m)

Single Panel Radiator, Double Glazed Window to Front Aspect.

Rear Garden

Patio Area, Artificial Grass, Trees and Shrubs, Timber Fencing with Concrete Posts, Side Gated Access, Power and Lighting, Arctic BBQ Cabin

Arctic BBQ Cabin

12'11 x 11'0 (3.94m x 3.35m)

Garage and Driveway

8'10 x 17'7 (2.69m x 5.36m)

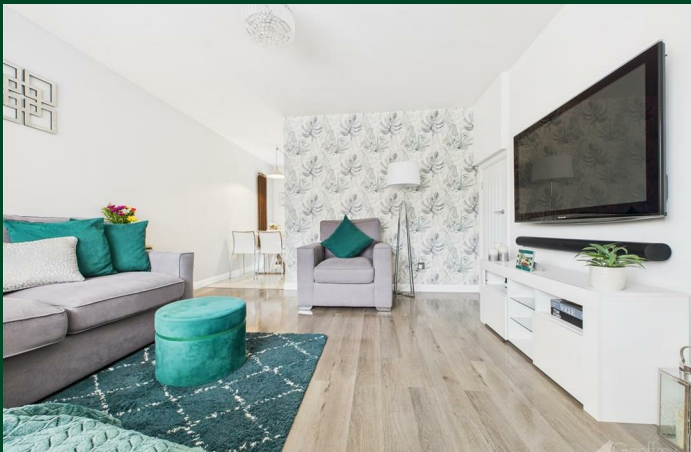
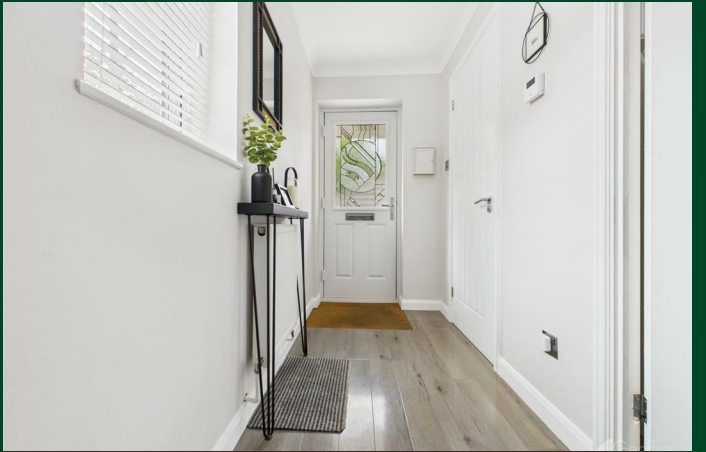
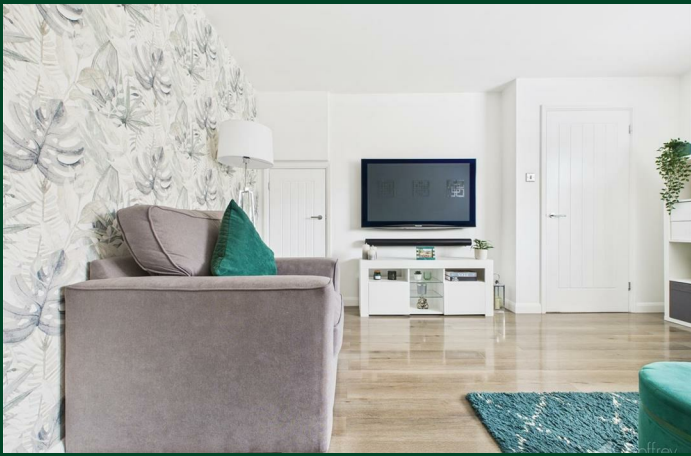
Power and Lighting, Electric Roller Door, Door to Side Aspect.

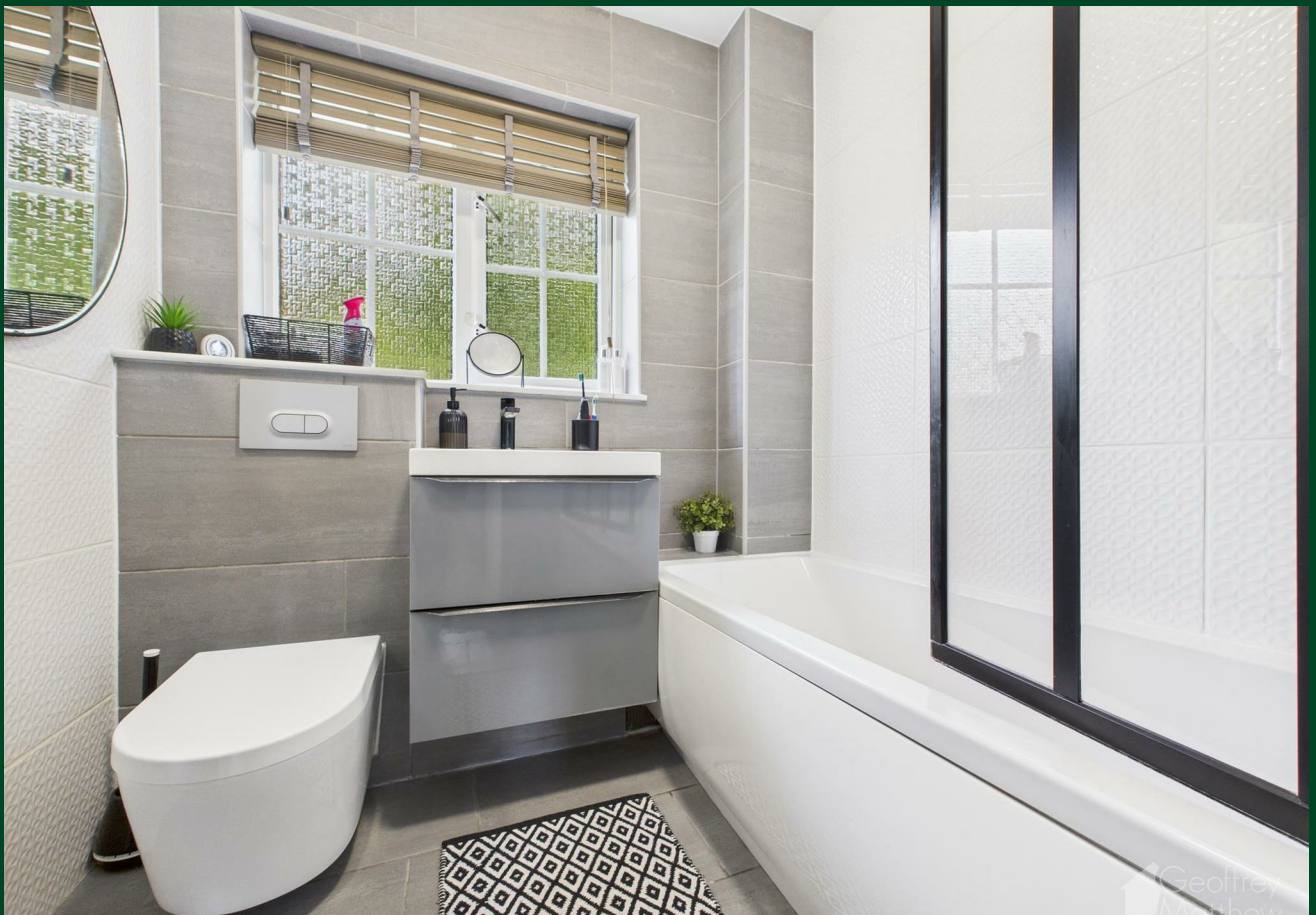
Local Information

Harvest Lane is located close to Chells Lane which has a fascinating history and Chells Manor mentioned appears in the Domesday book, this property is idyllically located overlooking Chells Manor House (As Pictured) and is moments walk to the duck pond.

History on Chells Manor House and Chells Manor - Chells Manor House is a grade II listed building which is mentioned in the Domesday Book. It was built in either the late 14th or early 15th century for the Wake family, and was originally joined with the Manor of Box.

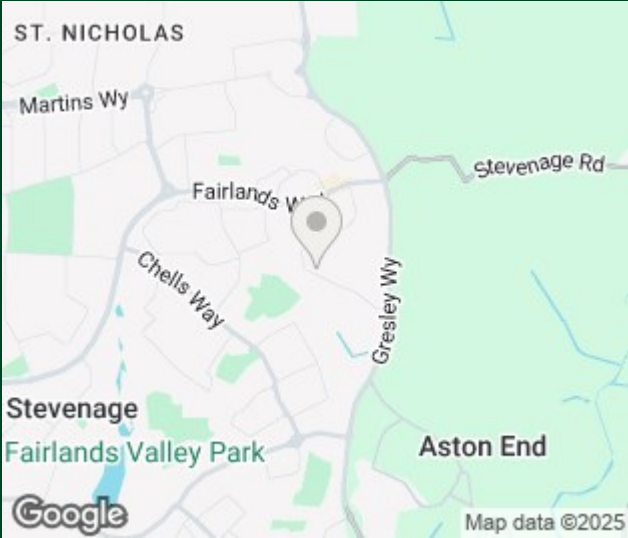
Between 1216 and 1272 the manor at Chells was held by the Knights Templars and afterwards the the Knights Hospitallers until King Henry VII's Dissolution of the Monasteries where it was eventually passed down to William Hale of King's Walden. This explains the nearby street names of 'Knights Templars Green' and 'Kings Walden Rise,







Floor Plan



Council Tax Details

Band: C

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			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Old Harlow: 01279 444988

Email: harlow@geoffreymatthew.co.uk

Great Ashby: 01438 740111

Email: greatashby@geoffreymatthew.co.uk