



## The Chilterns, Great Ashby, Stevenage, SG1 6AZ

**\*\*BACK TO MARKET\*\*** HIGHLY IMPRESSIVE Two Bedroom SEMI DETACHED HOME with DRIVEWAY for TWO CARS located in the early phase of Great Ashby, Features include, Open Plan FITTED KITCHEN, Lounge and Dining Area, Downstairs W.C, TWO DOUBLE BEDROOMS, Fitted Family Bathroom, SOUTH FACING GARDEN, Viewing Strongly Suggested.

Offers Over £365,000

# The Chilterns, Great Ashby, Stevenage, SG1 6AZ

- Highly Impressive Two Semi Detached
- Located in the Early Phase of Great Ashby
- Lounge and Dining Area
- Two Double Bedrooms
- South Facing Rear Garden
- Driveway for Two Cars
- Fitted Kitchen
- Downstairs W.C
- Fitted Family Bathroom
- Viewing Strongly Suggested

## Entrance Hallway

14'1 x 3'3 (4.29m x 0.99m)

Luxury Vinyl Flooring, Coved Ceiling, LED Spot Lighting, Dado Rail, Consumer Unit, Single Panel Radiator, Smoke Alarm, Vanity Unit.

## Downstairs W.C

5'2 x 2'9 (1.57m x 0.84m )

Hand Basin with Tiled Splash Back, Heated Towel Rail, Low Level W.C with Push Button flush, Double Glazed Window to Front Aspect, Luxury Vinyl Flooring.

## Fitted Kitchen / Opening to Living Space

24'6 x 12'11 (7.47m x 3.94m)

Cupboards at Eye and Base Level, Double Glazed Window to Front Aspect, Roll Top Work Surfaces, Breakfast Bar, LED Spot Lighting, Gas Hob and Oven, Tiled Splash Back, Built in Fridge/Freezer, Wall Mounted Worcester Boiler, Extractor Fan, Opening to Living Space, Luxury Vinyl Flooring.

## Dining Area

Under stairs cupboard, LED Spot Lighting, Panelled Wall, Coved Ceiling, French Doors Opening to Garden, Luxury Vinyl Flooring.

## Lounge Area

11'6 x 7'11 (3.51m x 2.41m)

Luxury Vinyl Flooring, T.V Point, Double Glazed Window to Front Aspect, Panelled Wall, Door to Utility Room, LED Spot Lighting.

## Utility Room

4'4 x 7'7 (1.32m x 2.31m )

Laminate Flooring, Roll Top Work Surfaces, Space for Washing Machine and Tumble Dryer, Door to Rear Garden.

## Landing

6'4 x 3'6 (1.93m x 1.07m)

Doors to all rooms, Loft Access, Coved Ceiling, Storage Cupboard.

## Bedroom One

8'5 x 10'11 (2.57m x 3.33m)

Single Panel Radiator, Double Glazed Window to Rear Aspect, Coved Ceiling, 4 x Fitted Wardrobes.

## Bedroom Two currently has a partition wall up

Double Glazed Window to Front Aspect, Storage Cupboard, Single Panel Radiator, LED Spot Lighting, Dimer Switch.

## Fitted Bathroom

5'10 x 5'11 (1.78m x 1.80m)

Tiled Flooring, Heated Towel Rail, Shelving Units, Push Button W.C, Bath and Mixer Tap, Rainfall Shower, Double Glazed Window to Side Aspect, Wash Basin with Tiled Splash Back, LED Spot Lighting.

## Rear Garden

Patio Area, Outside Tap, Doors to Utility Room, Timber Fencing with Concrete Posts, Laid to Lawn, Outside Lighting, Shingled Boarder.

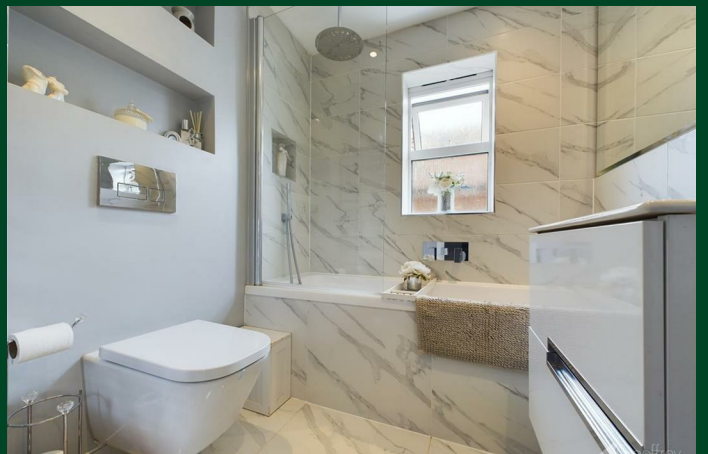
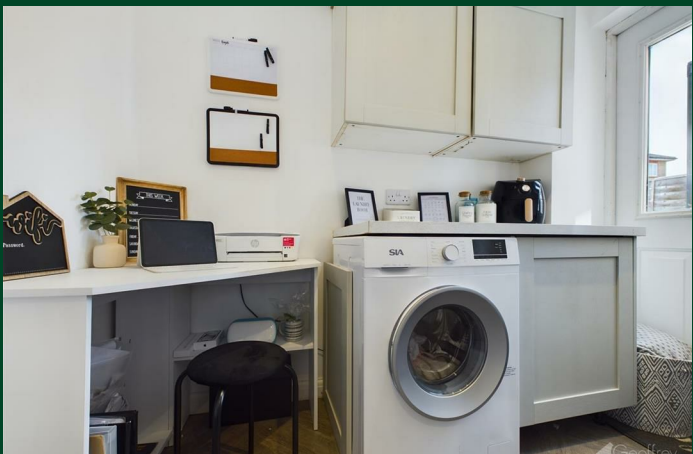
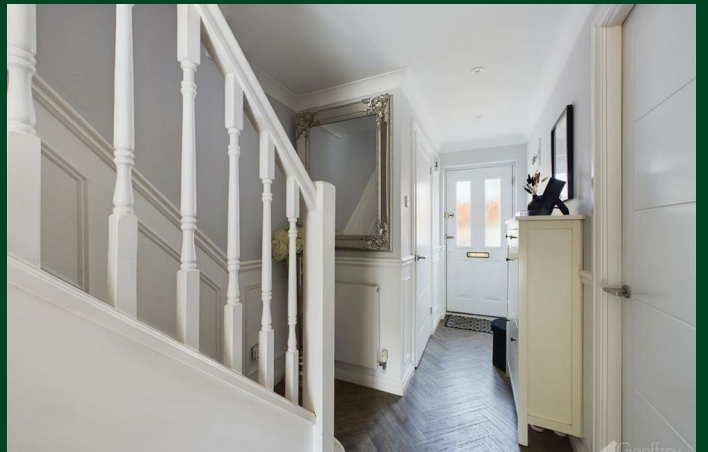
## Front Driveway

Parking for Two Cars, Block Paved, Outside Lighting.

## Local Information

The Chilterns is a very popular location in Great Ashby which is a short distance to the local shopping complex and Round Diamond School.





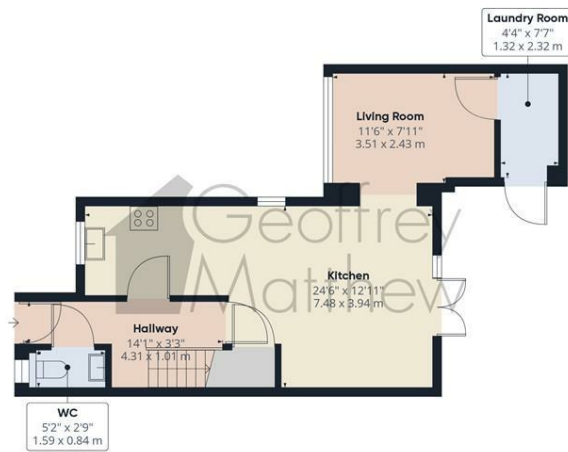




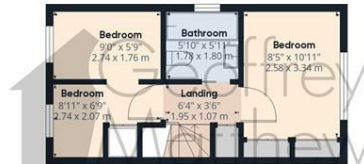




## Floor Plan



## Floor 0



**Floor 1**



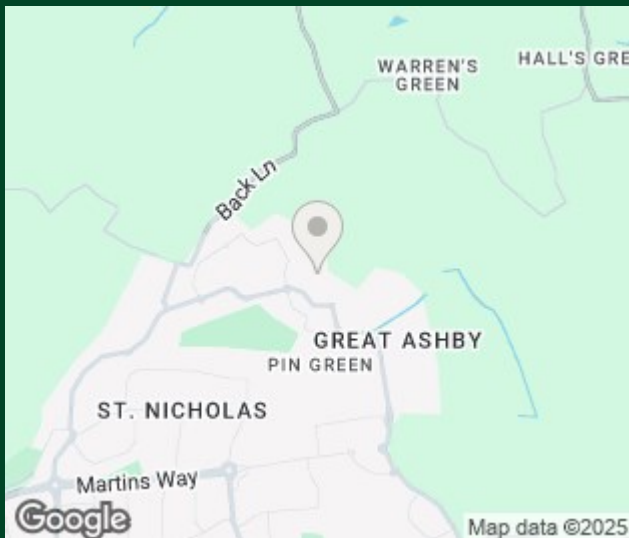
**Approximate total area<sup>(a)</sup>**  
732.16 ft<sup>2</sup>  
68.02 m<sup>2</sup>

(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.

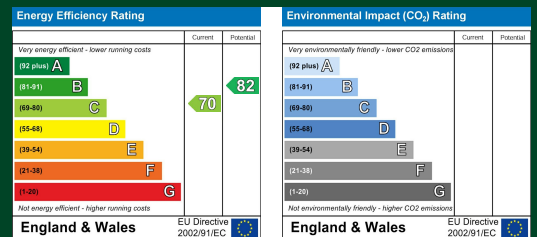
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## Council Tax Details

Band:



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