



## Chalkdown, Chells Manor, Stevenage, SG2 7BN

PEACEFULLY LOCATED and SPACIOUS Three Bedroom SEMI DETACHED Family Home with GARAGE AND DRIVEWAY Located in Chells Manor in need of some modernisation. Features FITTED KITCHEN/DINER, Lounge Area with BAY WINDOW, Downstairs W.C, Conservatory, TWO DOUBLE BEDROOMS and One Single Bedroom, Walk In Shower Room, LARGE REAR GARDEN, NO ONWARD CHAIN.

£375,000

# Chalkdown, Chells Manor, Stevenage, SG2 7BN

- Peacefully Located and Spacious Three Bedroom Semi Detached Home
- Chells Manor Location
- Lounge and Bay Window
- Conservatory
- Large Rear Garden
- Garage and Driveway
- Fitted Kitchen/Diner
- Downstairs W.C
- Two Double Bedrooms and One Single Bedroom
- OFFERED CHAIN FREE

## Entrance Hallway

6'1 x 3'2 (1.85m x 0.97m )

Double Glazed Door to Front Aspect, Coved Ceiling, Laminate Flooring, Stairs to 1st Flooring, Single Panel Radiator, Heating Control.

## Downstairs W.C,

6'2 x 2'6 (1.88m x 0.76m )

Low Level W.C, Hand Basin with Tiled Splash Back, Double Glazed Window to Front Aspect, Laminate Flooring.

## Lounge with Bay Window

15'3 x 14'8 (4.65m x 4.47m )

Gas Fire with Marble Mantle and Mable Base, Double Panel Radiator, Coved Ceiling.

## Kitchen/Diner

Vinyl Flooring, Breakfast Bar, Wall Mounted Worcester Boiler, Cupboards at Eye and Base Level, Tiled Splash Back, Stainless Steel Sink and Drainer, Space for Washing Machine, Built in Electric Hob and Oven, Display Cabinet, Double Glazed Window to Rear Aspect.

## Conservatory

8'11 x 13'4 (2.72m x 4.06m)

Double Panel Radiator, Double French Doors Opening to Garden.

## Landing

9'3 x 2'10 (2.82m x 0.86m )

Doors to all rooms, Loft Access which is fully insulated and boarded with lighting, Airing Cupboard.

## Bedroom Three

8'0 x 6'1 (2.44m x 1.85m )

Double Glazed Window to Rear Aspect, Single Panel Radiator.

## Bedroom Two

10'4 x 8'3 (3.15m x 2.51m )

Double Glazed Window to Front Aspect, Double Panel Radiator.

## Bedroom One

12'9 x 8'3 (3.89m x 2.51m )

Double Panel Radiator, Double Glazed Window to Rear Aspect, Coved Ceiling,

## Shower Room

5'8 x 6'0 (1.73m x 1.83m )

Low Level WC, Vinyl Flooring, Wash Basin with Tiled Splash Back, Double Glazed Window to Front Aspect, Extractor Fan, Walk in Shower Cubicle with Mains Shower, Tiled Splash Back, Heated Towel Rail.

## Garage and Driveway

Power and Lighting, Electric Up and Over Door.

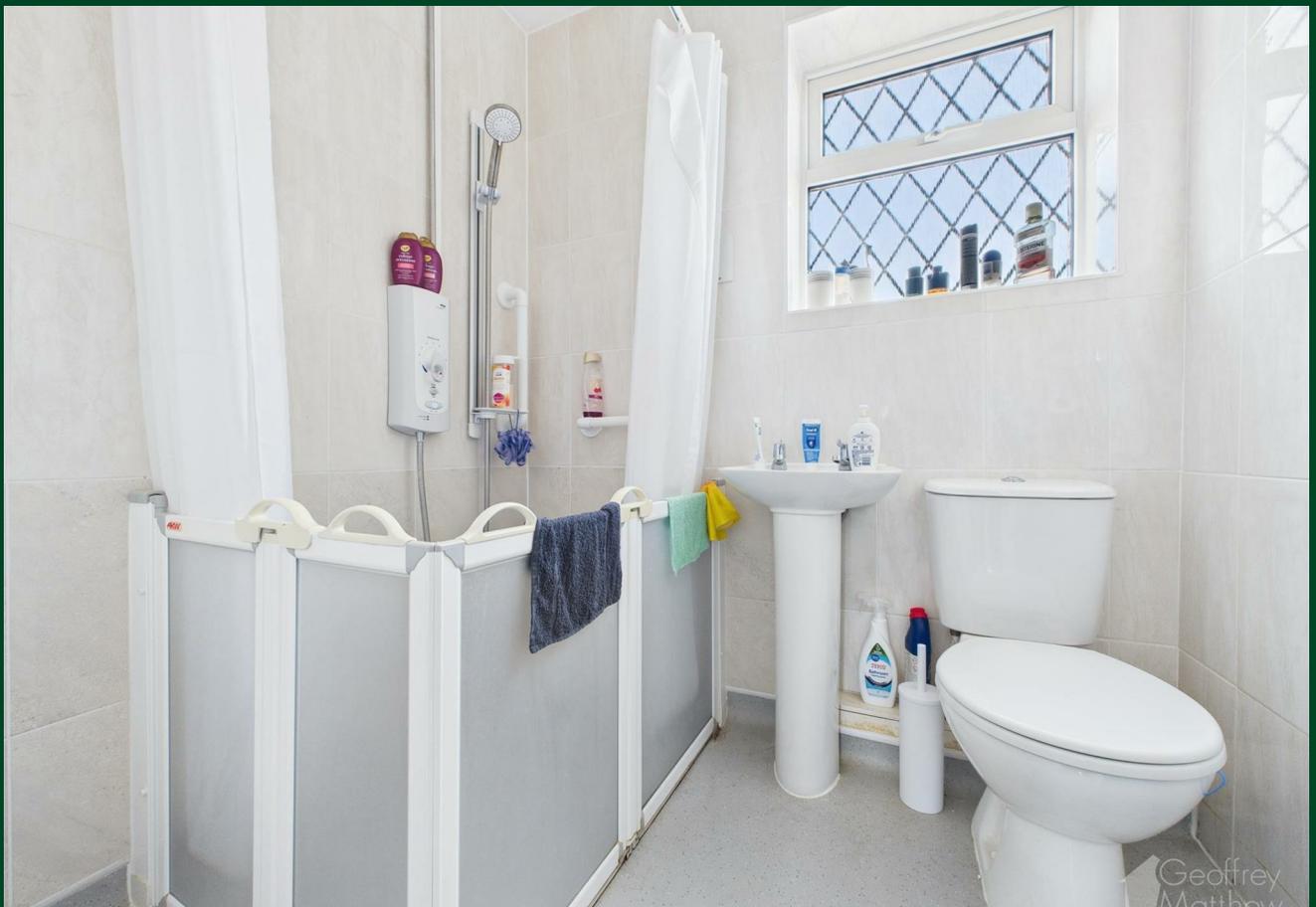
## Rear Garden

Patio Area, Laid to Lawn, Mature Trees and Shrubs, Outside Tap, Outside Lighting, Access via the Garage to the front.

## Local Information

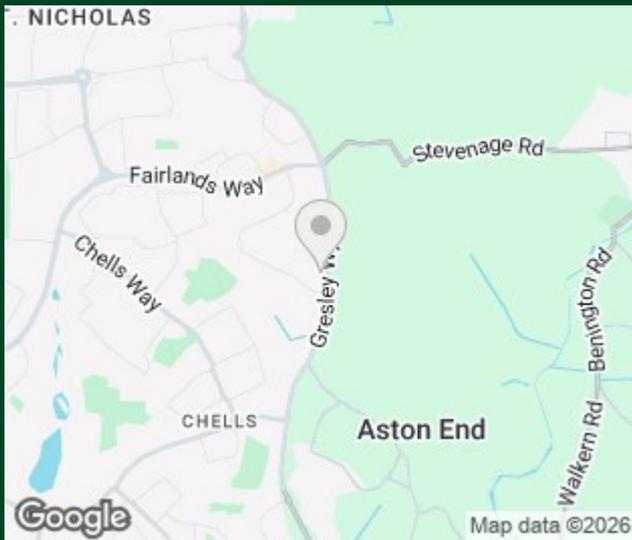
Chalkdown is situated in the highly respectable location in Chells Manor built in the late 1980's early 1990's with easy access to Open Countryside including Box Wood and Walkern Village.







# Floor Plan



## Council Tax Details

Band: D

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(81-91) <b>A</b>		
(81-91) <b>B</b>			(69-80) <b>B</b>		
(69-80) <b>C</b>			(55-68) <b>C</b>		
(55-68) <b>D</b>			(39-54) <b>D</b>		
(39-54) <b>E</b>			(21-38) <b>E</b>		
(21-38) <b>F</b>			(1-20) <b>F</b>		
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs			England & Wales	EU Directive 2002/91/EC	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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