



The Chilterns, Stevenage, SG1 6BA

GUIDE PRICE £415,000-£430,000 . Geoffrey Matthew Are Delighted To Be able To offer For Sale This Beautifully Maintained Three Bedroom Semi Detached Family Home, Situated In The Continually Sought After Great Ashby Area Of Stevenage, Which Offers An Array Of Local Shops And Close By Woodland Walks, Whilst Having Great Catchment For ROUND DIAMOND Primary School. Internally The Property Offer Great Size Accommodation And Includes A Good Size Lounge, Downstairs WC, Kitchen With Open Plan Dining area, Generous Size Bedrooms, En-suite & Family Bathroom. Whilst Externally Features A Private Walled Rear Garden, A Hedgerow Front Garden And A Garage With Driveway. CHAIN FREE !!!!!

Guide Price £415,000

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- THREE BEDROOM FAMILY HOME
- LOUNGE
- EN-SUITE AND FAMILY BATHROOM
- CHAIN FREE
- GREAT ASHBY AREA
- KITCHEN AND OPEN PLAN DINER
- GENEROUS SIZE BEDROOMS
- SEMI DETACHED
- DOWNSTAIRS CLOAKROOM
- GARAGE AND DRIVE

ENTRANCE HALLWAY

with access via a part glazed composite door, a single panel radiator, Oak effect laminate flooring, inset lighting, fuse box.

DOWNSTAIRS WC

comprising of a hand wash basin and pedestal, a close coupled WC, tiled splash backs, single panel radiator, vinyl flooring and a Frosted UPVC double glazed.

LOUNGE

A generous size lounge with a UPVC box bay window, double and single panel radiators, inset lighting, coving to the ceiling, an under stairs storage cupboard, media and TV points, opening on to

DINING AREA

a good size dining area with a UPVC double glazed window to the side aspect and UPVC French patio doors with matching side panel windows to the rear garden, single panel radiator, Oak effect laminate flooring, inset lighting and coving to the ceiling, opening directly on to the kitchen space

KITCHEN

Fitted with a good selection of wood effect wall and base units, stone effect work surfaces with an inset sink and drainer with chrome mixer tap over, spaces for fridge

freezer, washing machine and dishwasher, integral electric oven and four ring gas hob with extractor hood over, tiled splash backs, inset lighting, cupboard housing boiler and a UPVC double glazed window to the rear aspect.

STAIRS TO FIRST FLOOR LANDING

a spacious landing area with a UPVC double glazed window to the side aspect, access to the loft space with loft ladder and light, airing cupboard, single panel radiator, inset lighting and coving to the ceiling.,

BEDROOM ONE

A good size double bedroom with two UPVC double glazed windows to the front aspect, single panel radiator, inset lighting, coving to the ceiling, build in twin wardrobes and door to the en-suite

EN-SUITE

comprising of a close coupled WC, a hand wash basin and pedestal with chrome taps, a fully enclosed shower cubicle with chrome shower fittings, mostly tiled walls, inset lighting, shaving point, extractor fan, single panel radiator and vinyl flooring.

BEDROOM TWO

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

BEDROOM THREE

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

FAMILY BATHROOM

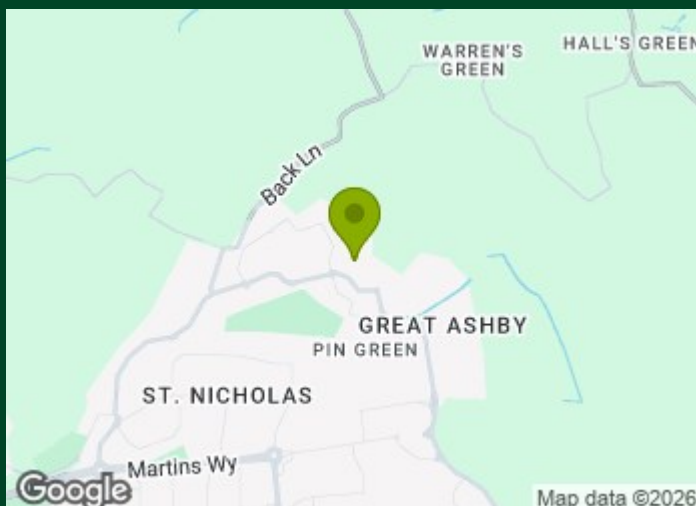
With a refitted three piece white bathroom suite comprising of a panel surround bath with fitted shower screen and a wall mounted Aqualisa shower, close couple WC, hand wash basin set in a white gloss vanity unit, chrome heated towel rail, tiled splash backs, two frosted UPVC double glazed windows, extractor fan, electric shaver point , inset lighting and vinyl plank flooring.

REAR GARDEN

A sunny walled rear garden which consists of a block paved patio area, slightly raised central lawn with mature planted borders, a wood decked terrace, external power and light, outside tap and gated rear access.

GARAGE & DRIVE

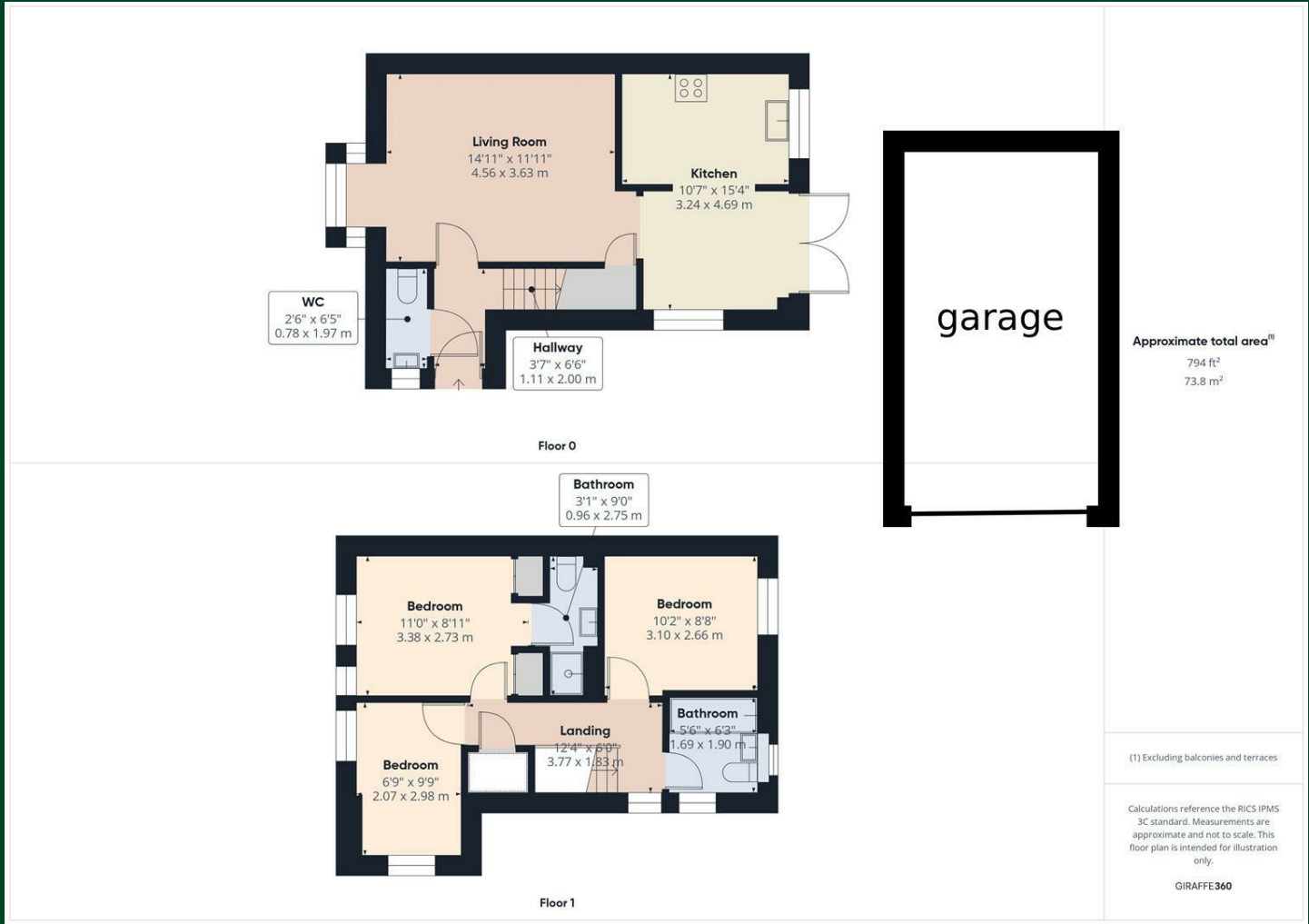
with a replacement electric roller door, eave storage, lighting and power points, there is also an electric vehicle charger (although this is yet to be confirmed as part of the sale). Block paved drive



Directions



Floor Plan



Council Tax Details

Band

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.

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	