



## Uplands, Chels Manor, Stevenage, SG2 7DW

PEACEFULLY Situated and IMMACULATELY PRESENTED Three Bedroom DETACHED FAMILY Home with DRIVEWAY for Two Cars in one of the most respectable positions in CHELLS MANOR within Walking Distance of Box Wood. Features include, OPEN PLAN WREN FITTED KITCHEN/DINER, Lounge Area, TWO DOUBLE BEDROOMS and Single Bedroom, Modern Fitted Bathroom, Private Enclosed Rear Garden, Viewing Strongly Recommended.

£420,000

# Uplands, Chels Manor, Stevenage, SG2 7DW



- Peacefully Located and Immaculately Presented Three Bedroom Detached Family Home
  - Open Plan Fitted Wren Kitchen/Diner
  - Modern Fitted Bathroom
  - Viewing Strongly Recommended
- Driveway for Two Cars
  - Lounge Area
  - Private Enclosed Rear Garden
- Walking Distance to Box Wood
  - Two Double Bedrooms and Single Bedroom
  - Cul De Sac Location

**Entrance Hallway**  
3'9 x 3'8 (1.14m x 1.12m )  
Laminate Flooring, Double Glazed Door to Front Aspect, Double Glazed Window to Side Aspect, Coved Ceiling.

**Fitted Wren Kitchen/Diner**  
9'6 x 14'9 (2.90m x 4.50m )  
Roll Top Work Surfaces, Stainless Steel Sink and Mixer Tap, Double Glazed Window to Rear Garden, Tiled Splash Back, AEG Halogen Hob, AEG Dishwasher, Space for Washing Machine and Fridge/Freezer, Tiled Splash Back, French Doors Opening to Garden, Single Panel Radiator.

**Lounge Area**  
13'5 x 14'10 (4.09m x 4.52m )  
Laminate Flooring, Double Panel Radiator, Stairs to 1st Floor Landing, Double Glazed Window to Front Aspect, T.V Point, Coved Ceiling, Heating Control.

**Bedroom One**  
10'3 x 8'8 (3.12m x 2.64m )  
Double Panel Radiator, Double Glazed Window to Front Aspect, Up and Over Doors Sharp Fitted Wardrobes (Installed 2021), Single Panel Radiator.

**Bedroom Two**  
9'7 x 8'7 (2.92m x 2.62m )  
Single Panel Radiator, Double Glazed Window to Rear

Aspect, Laminate Flooring, Coved Ceiling, Over Stairs Cupboard, Worcester Bosch Boiler (Installed 2020).

**Bedroom Three**  
7'3 x 5'11 (2.21m x 1.80m)  
Double Glazed Window to Front Aspect, Laminate Flooring, Coved Ceiling, Single Panel Radiator.

**Landing**  
Doors to all rooms, Loft Access, Double Panel Radiator.

**Family Bathroom**  
5'5 x 5'11 (1.65m x 1.80m)  
Vinyl Flooring, Low Level W.C, Wash Basin with Mixer Tap, Bath with Mixer Tap & Mains Shower, Double Glazed Window to Rear Aspect, Heated Towel, Extractor Fan.

**Garage and Driveway for Two Cars**  
16'4 x 8'8 (4.98m x 2.64m )  
Power and Lighting, Metal Up and Over Door, Driveway for Two Cars.

**Rear Garden**  
Patio Area, Timber Fencing, Outside Tap, Door to Garage, Side Gated Access.

**Local Information**  
Uplands was built in the mid 1980's and is a highly respected development in Chells Manor moments walk to

the historical Chells Manor House.

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.

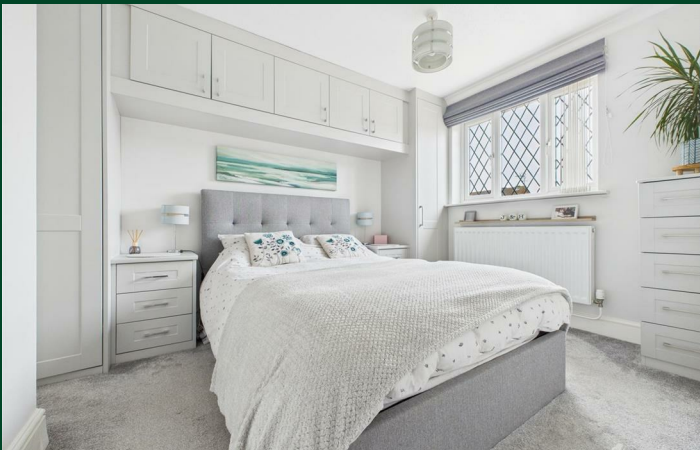
History on Chells Manor House and Chells Manor - Chells Manor House is a grade II listed building which is mentioned in the Domesday Book. It was built in either the late 14th or early 15th century for the Wake family, and was originally joined with the Manor of Box.

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,



## Directions

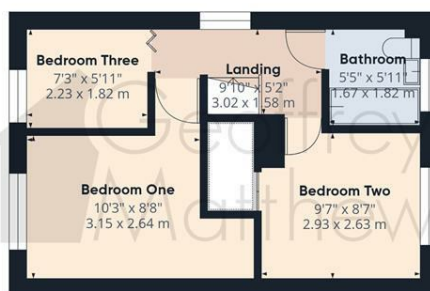




## Floor Plan



### Floor 0



### Floor 1



Geoffrey  
Matthew

Approximate total area<sup>(1)</sup>804 ft<sup>2</sup>74.7 m<sup>2</sup>

Reduced headroom

7 ft<sup>2</sup>0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

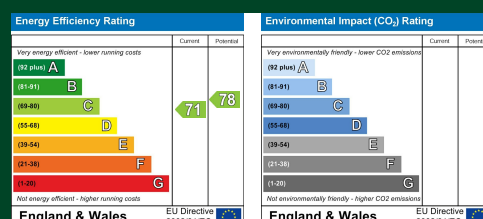
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Council Tax Details

## Band D

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