



Boxfield Green, Chells Manor, Stevenage, SG2 7DS

Guide Price £375,000



GUIDE PRICE £375,000 - £380,000 EXCEPTIONAL OPPORTUNITY to Acquire This RARELY Available Excellently Presented TWO BEDROOM DETACHED HOME with GARAGE and Driveway Located in One of the most respected locations in Chells Manor. Features include FITTED KITCHEN, Re-Fitted Downstairs W.C, Lounge Area Opening to Conservatory, TWO DOUBLE BEDROOMS, Re-Fitted Bathroom, NEWLY DECORATED and CARPETED THROUGHOUT, Spacious Landscaped Rear Garden, Soffits, Fascias and Gutters Replaced.



Entrance Hallway 9'10 x 10'1 (3.00m x 3.07m)
Double Glazed Door to Front Aspect, Stairs to 1st Floor Landing, Coved Ceiling, Under Stairs Cupboard, Carpeted, Single Panel Radiator.

Downstairs W.C
Low Level W.C, Hand Basin with Mixer Tap, Coved Ceiling, Single Panel Radiator, Double Glazed Window to Front Aspect, Tiled Splash Back.

Kitchen Area 9'10 x 6'8 (3.00m x 2.03m)
Tiled Flooring, Roll Top Work Surfaces, Gas Hob and Oven, Extractor Fan, Tiled Splash Back, Double Glazed Window to Rear Aspect, Resin Sink and Mixer Tap with Drainer, Wall Mounted Combi Bolier.

Lounge Area
Coved Ceiling, Double Glazed Window Front Aspect, Gas Fire with Marble Stone Surround, 2 x Single Panel Radiator, Laminate Flooring, Sliding Patio Doors Opening to Conservatory.

Conservatory 11'0 x 7'4 (3.35m x 2.24m)
Tiled Flooring, Sliding Door to Rear Aspect.

Landing 6'0 x 6'3 (1.83m x 1.91m)
Double Glazed Window Front Aspect, Single Panel Radiator, Loft Access, Smoke Alarm.

Bedroom One 13'1 x 8'8 (3.99m x 2.64m)
Single Panel Radiator, Double Glazed Window to Front Aspect, Coved Ceiling, T.V Point.

Bedroom Two 7'11 x 9'7 (2.41m x 2.92m)
Single Panel Radiator, 1 x Fitted Wardrobes, Built in Cupboard with Tank.

Bathroom 6'0 x 6'5 (1.83m x 1.96m)
Low Level W.C, Heated Towel Rail, Wash Basin with Mixer Tap, Double Glazed Window to Rear Aspect, Tiled Splash Back, Bath with Mixer Tap, Spot Lighting, Tiled Flooring, Extractor Fan, Vanity Cupboard.

Rear Garden
Laid to Lawn, Patio Area, Shingled Area, Timber Fencing with Concrete Posts, Large Storage Shed, Side Door leading to Garage.

Garage and Driveway 16'9 x 8'6 (5.11m x 2.59m)
Metal Up and Over Door, Power and Lighting, Driveway to the Front.

Local Information
Boxfield Green Is situated in Chells Manor which is a well established private development build in the late 1980's to the early 1990's. There is an excellent bus route which runs on the White Way going to various locations.

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