



Grayling Way,, Stevenage, Herts,

Price £430,000

 Geoffrey
Matthew



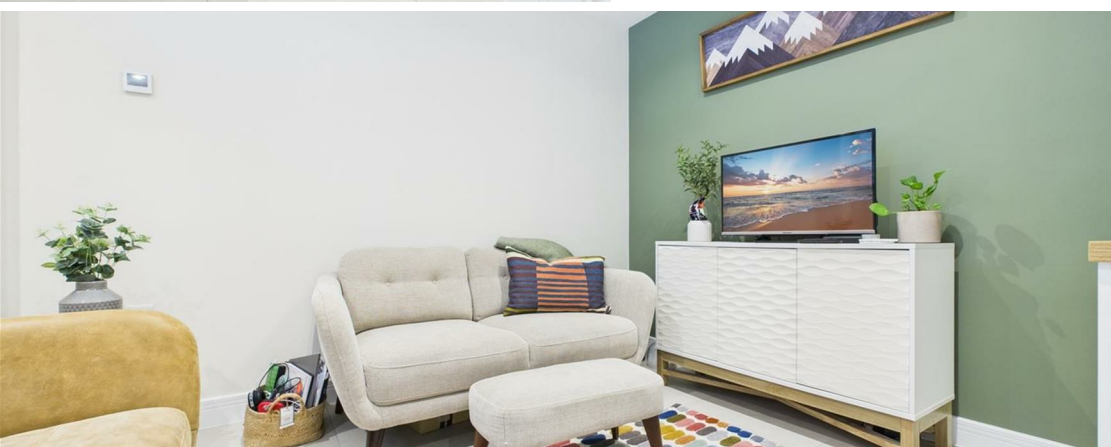
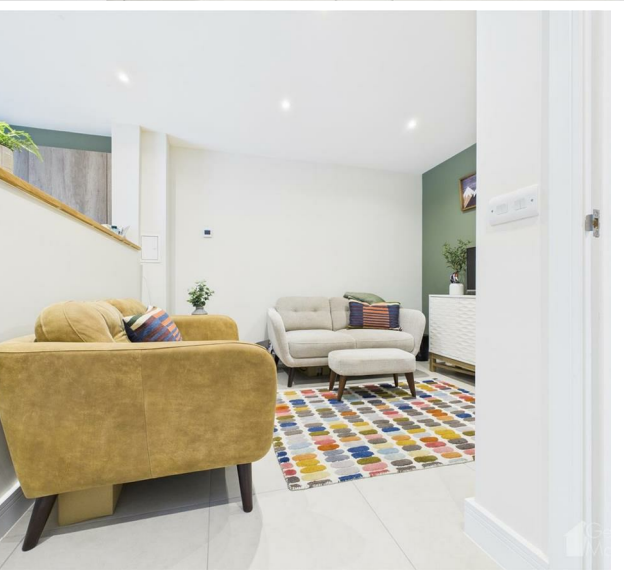
Geoffrey Matthew Are Delighted To Offer For Sale This Very Spacious Semi Detached House, Situated In The Chrysalis Park Area Close To Great Ashby, Which Offers A Range Of Woodland Walks, Selection Of Local Shops And A Good Choice Of Local Schools. Internally As Already Mentioned The Property Offers Superb Space Throughout And Is In Very Nice Decorative Condition, And Includes Downstairs WC, Lounge, Kitchen/Diner As Well As An Additional Snug, Lounge, Three Double Bedrooms, En-Suite And Family Bathroom. Whilst Externally Featuring A Beautifully Landscaped Rear Garden And A Drive For Two Cars. ***THIS IS A MUST VIEW PROPERTY***



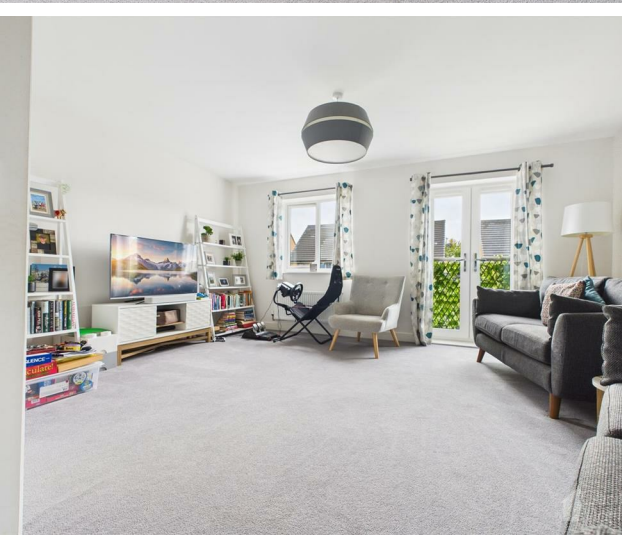


- SMEI DETACHED HOUSE
- CHRYSALIS PARK
- THREE DOUBLE BEDROOMS
- BATHROOM & EN-SUITE
- LOUNGE
- DOWNSTAIRS WC
- SNUG & KITCHEN/DINER
- BEAUTIFULLY LANDSCAPED GARDEN
- OFF STREET PAKING FOR TWO CARS
- NEWLY FITTED GAS BOILER (ONE WEEK OLD) 10 year warranty









ENTRANCE HALLWAY

With access via a partly glazed door, a single panel radiator, quality Oak effect laminate flooring with an inset boot mat, inset lighting and fitted smoke alarm.

DOWNSTAIRS WC

Fitted with a modern white suite which includes a close coupled WC and a hand wash basin with pedestal and chrome mixer tap, a single panel radiator, extractor fan, tiled splash back and ceramic tiled flooring.

SNUG

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

The perfect addition to the original layout of the property and originally the integral garage, which was converted by the current owners, making the ideal space for day time relaxation and is semi open planned with the kitchen, with beautifully laid tiled flooring with under floor heating, radiator with radiator cover, inset lighting and a control panel for the underfloor heating, leading in to the kitchen space.

KITCHEN/DINER

15'11"x 12'5" (4.85m"x 3.78m")

A very generous kitchen space which has been fitted with a contemporary style antique Oak effect fitted kitchen, which offers a range of wall and base units including an integral slim line dishwasher, under counter space for washing machine and a space for a large fridge freezer, a built in storage cupboard, granite effect square edge worksurfaces and upturns with an inset one and half bowl stainless steel sink with chrome mixer tap, tiled splash backs, integrated electric oven and grill, a four ring gas hob with extractor fan over, under unit lighting, a double panelled radiator, a continuation of the tiled flooring, UPVC French patio doors, newly installed Gas boiler (installed under a week ago) and matching side panel windows to the rear garden.

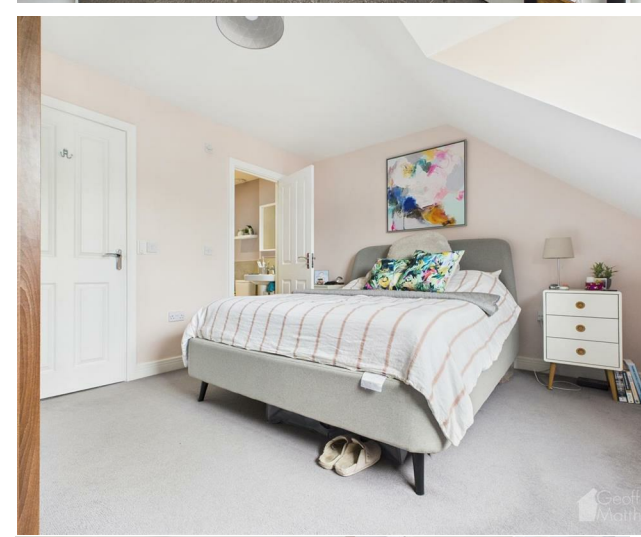
STAIRS FIRST FLOOR LANDING

a spacious landing with a single panel radiator and a fitted smoke alarm.

LOUNGE

15'11"x 16'3" (4.85m"x 4.95m")

A large lounge area with UPVC double glazed window and Juliet doors to the rear aspect, double panelled radiator and TV/Media points.





BEDROOM THREE

8'8"x 13'10" (2.64m"x 4.22m")

A Generous double bedroom with a UPVC double glazed window to the front aspect, and a double panelled radiator.

BATHROOM

Fitted with a modern white three piece bathroom suite which includes a panel surround bath with side mounted chrome mixer tap and shower hose, a close coupled WC and a hand wash basin with pedestal and chrome mixer tap, porcelain tiled flooring, inset lighting, a chrome heated towel rail, extractor fan, partly tiled walls and a frosted UPVC double glazed window.

STAIRS TO SECOND FLOOR

with access to loft space with part boarding and fitted loft ladder, a single panel radiator, a built in cupboard housing hot water cylinder and a fitted smoke alarm.

BEDROOM ONE

12'6"x 10'5" (3.81m"x 3.18m")

A spacious double bedroom with a UPVC double glazed window to the front aspect, fitted wardrobes with sliding mirrored doors to one wall, a large recess, single panel radiator and access to the en-suite.

EN-SUITE

Fitted with a double width enclosed shower cubicle with bi-fold doors and chrome shower fittings, a close coupled WC, a hand wash basin with chrome mixer tap, a heated chrome towel rail, tiled flooring and tiled splash backs, fitted extractor fan, inset lighting and electric shaving point.

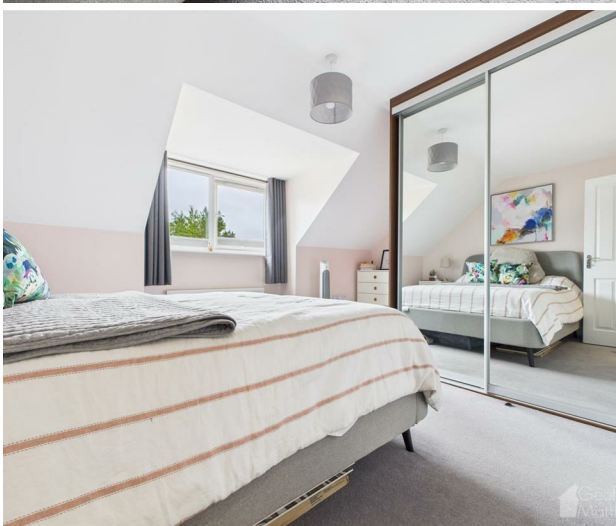
BEDROOM TWO

13'11"x 10'9" (4.24m"x 3.28m")

A large second double bedroom with a UPVC double glazed window to the rear aspect, a double panelled radiator and spoke fitted wardrobes to an entire wall with drawer and hanging space.

REAR GARDEN

A beautifully simplistic landscaped rear garden with re-laid central lawn, and stunning laid patio/terraces and pathway, pergola, gated access and side and rear, external tap, external power point and lighting.



FRONT ASPECT

to the front aspect there is a block paved drive for two cars and a roller door to the remainder of the garage space.

ADDITIONAL INFORMATION

There is a community charge for the road which is currently Approximately £75 PA





Council Tax Details

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		92	(92-100)	A		
(81-91)	B	82		(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(49-54)	E			(49-54)	E		
(35-48)	F			(35-48)	F		
(1-34)	G			(1-34)	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	



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