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2 Chestnut Walk, Rectory Lane, Stevenage, SG1 4DD
£850,000



THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



A Well Presented Family Home Situated In The Rarely Available Location Of Chestnut Walk, Located Off The Prestigious Rectory Lane - Executive Living, Fully Refurbished Throughout, Contemporary Modern Design, Four Bedrooms, En-Suite To The Master, Double Garage

GROUND FLOOR

ENTRANCE LOBBY/HALLWAY

5.84m (19' 2") x 3.10m (10' 2") (6.43m (21' 1") MAX)
Extended to create an inviting grand entrance lobby. Double doors leading into the property. Double glazed windows to side aspect. Fitted shoe mat. Spotlights. Under floor heating with porcelain floor tiles. Stairs rise to first floor. Open arch to:

LOUNGE

3.63m (11' 11") x 5.74m (18' 10")
Double glazed window to front aspect. Sliding patio doors to rear. Vintage style radiator. Integral fireplace.

STUDY/PLAYROOM

3.05m (10' 0") x 2.21m (7' 3")
Double glazed window to rear aspect. Vintage style radiator. Quickstep laminate flooring. Spotlights.

DINING ROOM

4.32m (14' 2") x 4.17m (13' 8")
Dual aspect double glazed windows to side and front aspect. Vintage style radiator. Quickstep laminate flooring.

KITCHEN

4.17m (13' 8") x 3.12m (10' 3")
Double glazed window to rear aspect. Starlight effect granite work surfaces with eye level & base units under. Induction 'Smeg' hob with matching 'Smeg' extractor hood. 'Smeg' oven & grill. Integral wine cooler. Breakfast bar peninsula. Inset sink unit with mixer tap & drainer. Space for fridge/freezer. Spotlights. Quartz floor tiles. Under unit lighting. Under floor heating.

UTILITY ROOM

Double glazed door to rear aspect. Quartz tiled flooring. Location of fuse box. Plumbing for washing machine & tumble dryer. Spotlights. Personal door to garage. Under floor heating.

DOWNSTAIRS W/C

Double glazed frosted window to side aspect. Low level w/c. Corner wash hand basin. Further storage space provided. Under floor heating. Tiled throughout.

FIRST FLOOR

LANDING

Double glazed window to side aspect. Spotlights. Loft access (with ladder & part boarded). Doors to all rooms. Vintage style radiator.

MASTER BEDROOM

5.61m (18' 5") x 4.52m (14' 10")
Double glazed dual aspect windows to front & rear aspect. Two vintage style radiators. Spotlights.

EN-SUITE

Frosted double glazed window to rear aspect. Floating w/c with concealed 'Gerebit' flush. Floating wash hand basin with censored wall mounted mirrored cabinet. Walk in 'Hansgrohe' power shower cubicle. Spotlights. Tiled throughout.

BEDROOM TWO

3.51m (11' 6") x 4.19m (13' 9")
Double glazed window to front aspect. Walk in wardrobe/storage area. Two vintage style radiators. Spotlights.

BEDROOM THREE

3.20m (10' 6") x 4.06m (13' 4")
Double glazed window to front aspect. Two vintage style radiators. Spotlights.

BEDROOM FOUR

4.14m (13' 7") x 3.28m (10' 9")
Double glazed window to rear aspect. Vintage style radiator. Spotlights.

BATHROOM

Double glazed frosted window to rear aspect. Panelled bath with 'Hansgrohe' shower head over. Censored mirrored wall cabinet. Floating w/c with 'Gerebit' flush. Tiled throughout. Modern sink unit. Spotlights.

OUTSIDE

FRONT

Mainly laid to lawn. Footpath to front door.

REAR

Vendor will be landscaping the rear garden with new lawn. With views overlooking private farmland to the rear aspect. Raised patio area.

DOUBLE GARAGE

4.32m (14' 2") x 5.56m (18' 3")
Double glazed windows to rear & side aspects. Electric roller door. Location of water tank & boiler. Door to rear garden. Driveway providing off road parking.

AGENTS NOTE

Preliminary details not yet approved by vendor. An EPC has been commissioned for this property.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Hunters 53 High Street, Stevenage, SG1 3AQ | 01438 313393 | stevenage@hunters.com | <http://www.hunters.com>

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