



HUNTERS®
HERE TO GET *you* THERE

111 Chancellors Road, Stevenage, , SG1 4TZ
£695,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.

HUNTERS

A Substantial Detached House Enjoying An Elevated Position In Chancellors Road - Very Good Size Accommodation Throughout, Popular Executive Area, Superb South Facing Rear Garden About 120ft In Length (approx), Double Garage & Driveway, EPC D, Close Proximity To The Old Town High Street & Conveniently Placed For Lister Hospital & Motorway Access

GROUND FLOOR

ENTRANCE HALL

3.96m (13' 0")x 1.98m (6' 6")
UPVC front door leads into the hall. Stairs rise to the first floor with a cupboard beneath. Radiator.

STUDY

2.64m (8' 8") x 2.54m (8' 4")
UPVC double glazed window to the front aspect. Radiator.

LOUNGE

5.72m (18' 9") x 3.99m (13' 1")
UPVC feature double glazed box bay window to the front aspect. Radiator. Living flame coal effect fireplace with wooden mantle and tiled hearth. Bi- folding doors to:

DINING ROOM

4.95m (16' 3") x 3.99m (13' 1")
A dual aspect dining room with a UPVC double glazed window to the rear aspect and UPVC double glazed french doors leading out to the patio. Two radiators. Door to:

KITCHEN BREAKFAST ROOM

7.54m (24' 9") x 2.69m (8' 10")
Fitted in an extensive range of matching base and eye level units with plenty of work surfaces over incorporating a breakfast bar peninsula with integrated appliances including dishwasher. Built in Neff double oven with Miele gas hob with extractor above. Two UPVC double glazed windows to the rear aspect. The kitchen is open to the breakfast room which has ample space to informally dine and has a UPVC double glazed window overlooking the garden. Two radiators. Ceramic tiled flooring. Door to:

UTILITY ROOM

2.54m (8' 4") x 2.62m (8' 7")
Fitted in a range of wall and base cupboards with single drainer stainless steel sink unit. Spaces and plumbing for a washing machine and tumble drier. Door to the side aspect leading out to the rear garden. UPVC double glazed window to the rear aspect. Personal door to the garage. Ceramic tiled floor. Wall mounted gas boiler.

CLOAKROOM

Comprising low level w/c and pedestal wash hand basin. Radiator. Extractor fan.

FIRST FLOOR

LANDING

Access to the loft space. Airing cupboard houses hot water tank and linen storage.

MASTER BEDROOM

3.99m (13' 1") x 3.73m (12' 3")
UPVC double glazed window to the front aspect. Radiator. Two built in double wardrobes. Door to:

EN-SUITE

Comprising low level w/c, wash hand basin inset into vanity unit with cupboard under and fully tiled and enclosed shower cubicle with power shower. Frosted double glazed window to the side aspect. Radiator.

BEDROOM TWO

3.73m (12' 3") x 3.40m (11' 2")
UPVC double glazed window to the front aspect. Plus built in storage cupboard. Radiator.

BEDROOM THREE

2.77m (9' 1") x 3.07m (10' 1")
Double glazed window to the rear aspect. Radiator.

BEDROOM FOUR

2.44m (8' 0")x 3.15m (10' 4")
UPVC double glazed window to the rear aspect. Radiator. Plus built in storage cupboard.

BATHROOM

A four piece suite comprising low level w/c with concealed flush, bidet, wash hand basin inset into vanity unit and panel bath with mixer tap and shower attachment. Radiator. Ceramic splash tiling. Frosted double glazed window to the rear aspect.

OUTSIDE

FRONT GARDEN

Block paved driveway provides off road parking for several cars. The remainder of the garden is lawned with landscaped borders with established shrubs and bushes.

REAR GARDEN

A super feature to the property. Measuring about 65ft wide and about 125 feet in length, south facing and backing onto Rectory Lane. The garden is laid to lawn in the main with a generous shrub area at the end of the garden. The borders are well stocked with established and cared for shrubs, bushes and flowers. There is a generous patio area to the rear of the property. An enclosed garden with gated side access.

AGENTS NOTE

Preliminary details not yet approved by the vendor. An Energy Performance Certificate is available for this property.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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