



11 Chancellors Road • Stevenage • Hertfordshire • SG1 4AP

Guide Price £825,000

Charter Whyman

TOWN & VILLAGE HOMES





STUNNING SINGLE-STOREY HOME BEAUTIFUL GARDENS PRIME LOCATION

THE PROPERTY

This superbly presented modern single storey residence provides spacious and versatile accommodation. The centrepiece is the splendid semi-open-plan area including the impressive sitting room and the dining and garden rooms. The dormitory wing provides three bedrooms, one with an en suite shower room, and a family shower room. The accommodation is completed by the entrance hall, fitted kitchen, utility room and attached garage.

Constructed of insulated cavity brickwork under a pitched tiled roof, the bungalow benefits from double-glazing and radiator central heating is served by a gas fired boiler.

THE OUTSIDE

The bungalow is set in a good plot measuring approximately 132' by 110' (40.4m x 33.48m) overall. Screened from the road by a conifer hedge, the front garden is laid to lawn with herbaceous beds and borders and ornamental shrubs. The herring-bone brick paved driveway provides good off-street parking and leads to the attached garage.

A gate leads to the delightful rear garden which wraps pleasingly around the bungalow. The garden is some 50' (15.3m) in depth and laid to lawn with brick paved patios, hot tub, herbaceous beds and ornamental shrubs and trees. Double gates open to an additional parking area ideal for boat or caravan.

THE LOCATION

The bungalow enjoys a very pleasant location in an established residential area on the north-west side of the town, a quarter of a mile from the Lister Hospital, less than a mile from the Old Town High Street, a mile and a half from the centre of the New Town and 1.6 miles from the mainline railway station. Stevenage is on the East Coast mainline and regular services run to London and elsewhere throughout the day. The fastest journey times are 23 minutes to London King's Cross and 27 minutes to London St Pancras. For road users, the A1 (M) runs just to the west of the town, with Junction 8 being just three-quarters of a mile away.

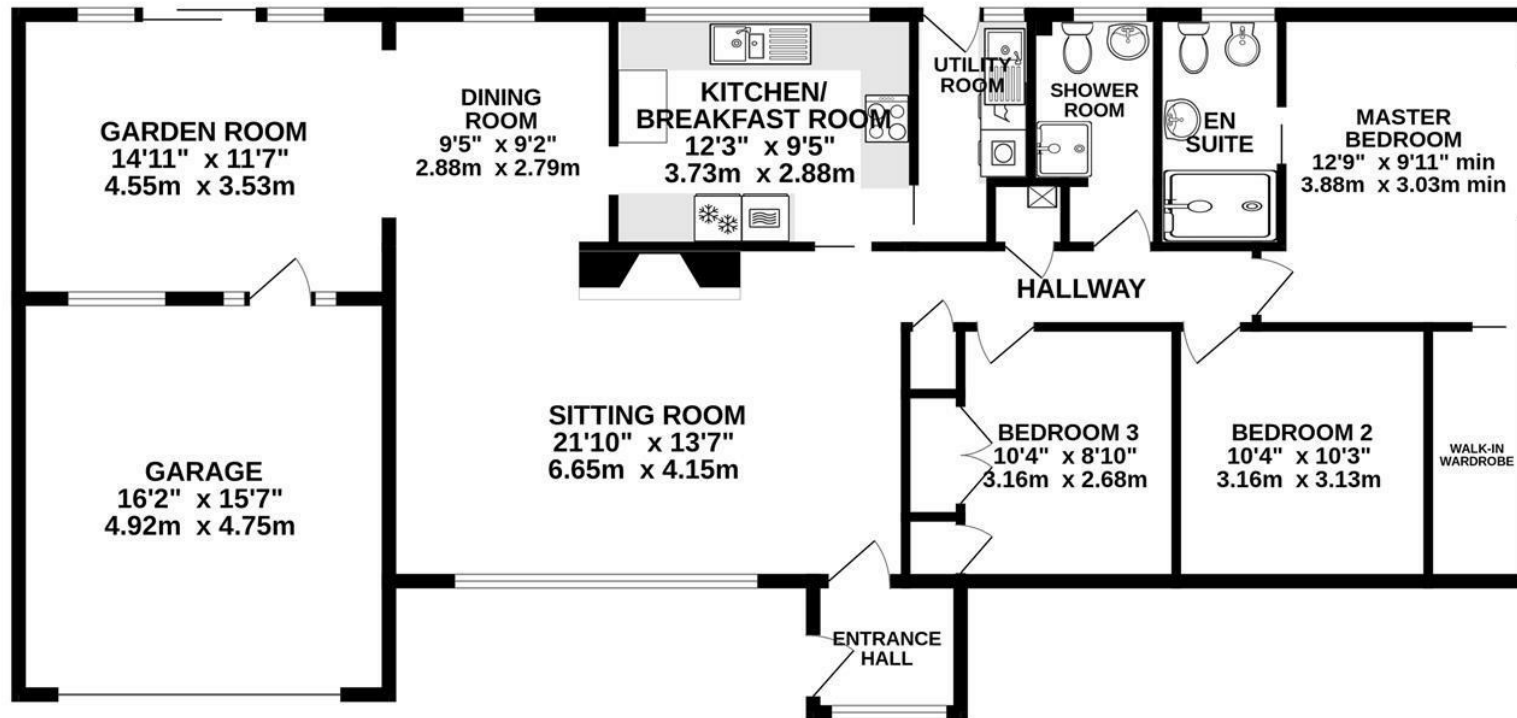
Stevenage is located in north Hertfordshire and provides a wide range of amenities including shops, schools, pubs, restaurants, leisure facilities and places of worship.







GROUND FLOOR
1506 sq.ft. (139.9 sq.m.) approx.



THE FLOOR AREA INCLUDES THE GARAGE
TOTAL FLOOR AREA : 1506 sq.ft. (139.9 sq.m.) approx.
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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.

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EPC RATING

Band -

SERVICES

Mains water, sewerage, gas and electricity are connected to the property.

TENURE

FREEHOLD

LOCAL AUTHORITY

Stevenage Borough Council
Daneshill House, Danestrete
Stevenage
Hertfordshire SG1 1HN

Telephone: 01438 242242

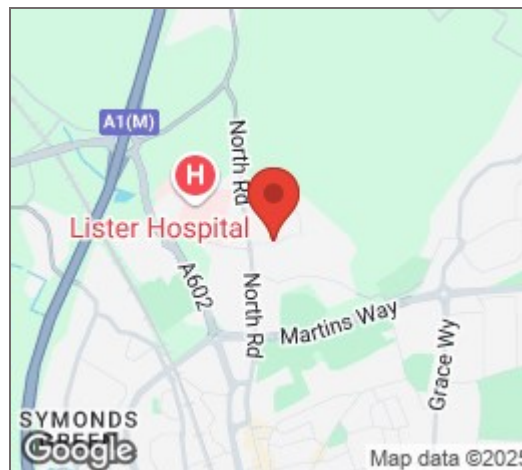
www.stevenage.gov.uk

COUNCIL TAX

Band - F

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.



Charter Whyman

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