







55 Montfitchet Walk

Stevenage, SG2 7DT
£400,000

 2 Bedrooms

 1 Bathrooms

 1 Reception Rooms

 EPC Rating Band D

A much improved superb two bedroom semi detached property situated on this popular road within the highly regarded Chells Manor. Featuring a part converted garage, driveway for several cars, generous sized gardens and further scope for extensions (STPP & Consents).

Accommodation comprises entrance porch, superb open living area that provides for a flexible approach to modern living a dining room leads through to a kitchen with island unit and leads through to a further living area with bi-folding doors onto the rear garden and light box providing plenty of light into this contemporary addition. A door to the rear of the kitchen leads to utility room which was formally the rear of the garage.

Upstairs are two bedrooms and a family bathroom, to the rear is a landscaped and well tended garden which stretches to the side of the property providing a secluded seating area. The driveway is much larger than normal and leads to the former garage which still features an up and over door and ample storage area.



- Two bedroom semi-detached property
- Extended with bi-folding doors open onto rear garden
- Open plan living / kitchen / dining area with island unit
- Utility room
- Two bedrooms
- Family Bathroom
- Beautiful gardens and outside seating area
- Driveway for several cars
- Part converted former garage providing storage







The beautiful addition of the rear extension with bi-folding doors brings the whole garden alive and a seamless transition from one inside to outside.





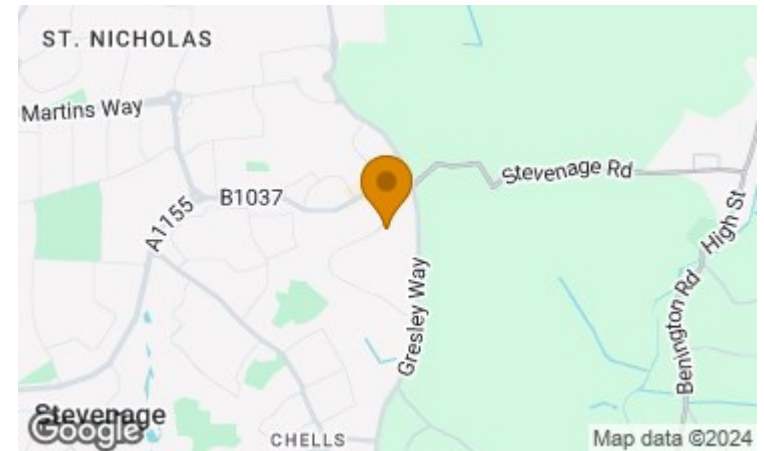
Additional/Material Information

- Local Authority is Stevenage Borough Council
- Council tax Band C
- Tenure – Freehold
- Mains Gas, Water, Electricity

Approximate Gross Internal Area
 Ground Floor = 48.1 sq m / 518 sq ft
 First Floor = 26.3 sq m / 283 sq ft
 Garage = 6.4 sq m / 69 sq ft
 Total = 80.8 sq m / 870 sq ft



Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		67	
(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	

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