



**mather**  
**estates**  
multi-centred agents

18 Chalkdown SG2 7BG  
£750,000

 5  3  4

Unexpectedly back available | CHAIN FREE | Detached | Five Bedrooms | Four Reception Rooms | Gym/Fifth Reception Room | Modern and Neutral Décor | Private Rear Garden | Garage | Prospective Annexe | Corner Plot

An Immaculately presented five bedroom detached corner plot property in the cul-de-sac of Chalkdown, Chells Manor.

The property has been thoughtfully modernised by the current owners boasting neutral décor and adaptable living accommodation with dual staircases enabling potential to create a separate annexe.

The property comprises an entrance hall with WC leading to a dual aspect living room with feature gas fireplace and patio doors to a conservatory with feature log burner and French doors, additionally there are double doors to separate dining room with French doors to the rear. Adjacent is a stunning, newly replaced kitchen/dining room with range cooker, integrated appliances and door to a separate utility. From the kitchen/dining room double doors lead to a snug with additional stairs to the first floor and door to a double glazed conservatory currently used as a gym which houses a hot tub, included in the sale.

From the entrance hall stairs lead to the first floor where sits the master bedroom with newly fitted en-suite shower room, a second double bedroom with en-suite shower room, separate dressing room, newly fitted family bathroom, two further double bedrooms and fifth bedroom.

Externally the property boasts driveway for up to six vehicles, a 1.5 size garage and beautifully maintained, secluded rear garden with entertaining patio area and stone built BBQ, lawn area with plant borders, rear gate access to woodland and side gate access.

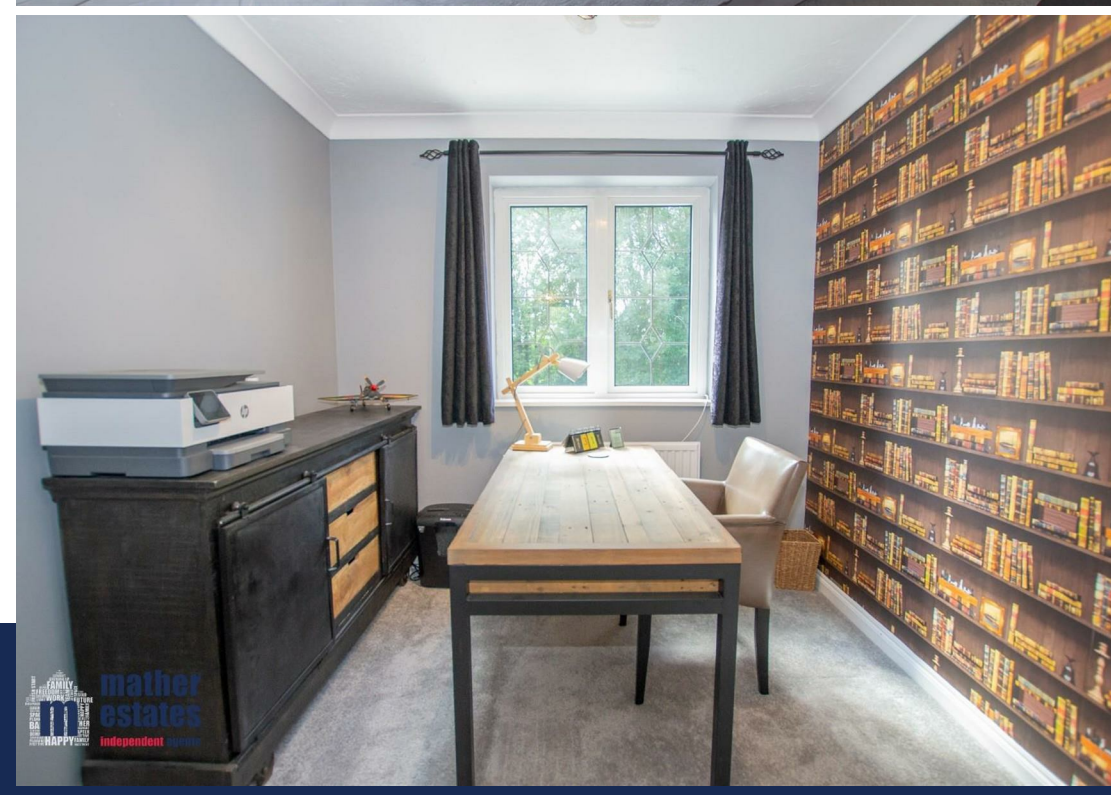
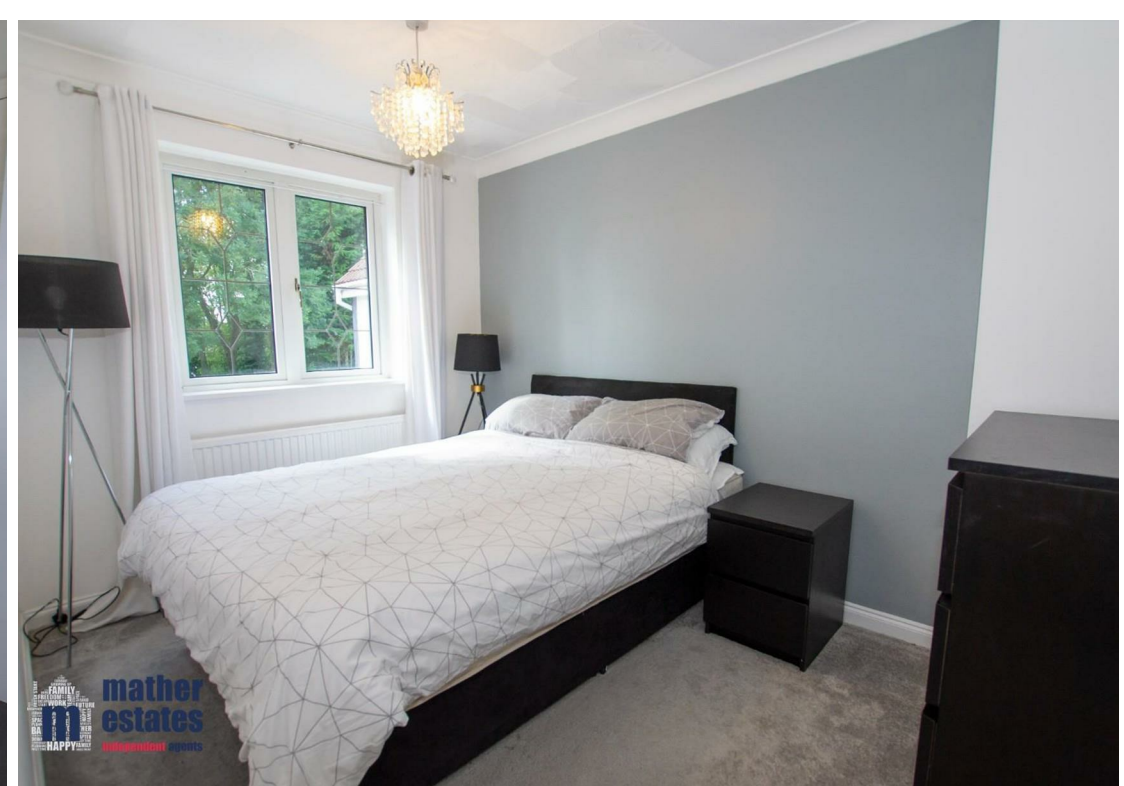
The Council Tax Band is F with Stevenage Borough Council.

Chalkdown is a cul-de-sac within the well regarded Chells Manor area of Stevenage. The property is conveniently located for both primary and secondary schooling as well as amenities, shops and open countryside walks.











#### Entrance Hall

6'5" x 13'5"

Entrance via UPVC door, double glazed window to front aspect, wooden laminate flooring, radiator, door to kitchen/dining room, door to dining room, door to living room, stairs to first floor.

#### WC

5'9" x 2'5"

Double glazed window to side aspect, wooden laminate flooring, radiator, WC, wash hand basin with vanity, tiled splashback, loft hatch access.

#### Kitchen/Dining Room

18'2" x 26'2"

Three double glazed windows to front aspect, double glazed window to rear aspect, double glazed back door, wooden laminate flooring, radiator, spotlights, undercounter LED lights, range of matte white wall and base kitchen units with drawers and white sparkle worktop, tiled splashback, white sink with drainer and mixer tap, 8 ring range gas hob and oven with stainless steel splashback and extractor over, integrated dishwasher, integrated full size fridge, integrated full size freezer, integrated wine fridge, integrated microwave, door to utility room, double doors to snug.

#### Snug

7'8" x 16'5"

Double glazed window to rear aspect, double glazed back door to gym, carpet, radiator, under-stair storage cupboard, stairs to first floor, double doors to kitchen/dining room.

#### Gym/Jacuzzi Room

8'11" x 14'8"

Double glazed conservatory with French doors to rear garden, electrics, vinyl flooring tiles, door to snug.

#### Utility

15'8" x 5'10"

Double glazed back door, two double glazed skylight windows, wooden laminate flooring, range of wall and base kitchen units with counter top, stainless steel sink with drainer, plumbing for washing machine, space for dryer.

#### Dining Room

11'5" x 9'5"

Double glazed French doors to rear garden, double doors to living room, carpet, radiator.

#### Living Room

18'2" x 10'7"

Double glazed window to front aspect, double glazed patio door to conservatory, double doors to dining room, carpet, fireplace hearth with gas fireplace.

#### Conservatory

13'3" x 11'9"

Double glazed conservatory with French doors to rear garden, entrance via patio door, tiled flooring, log burner.

#### Landing

9'7" x 9'1"

Double glazed window to front aspect, doors to bedrooms, door to bathroom, storage cupboard, loft hatch access.

#### Bedroom 1

11'5" x 13'9"

Double glazed window to rear aspect, carpet, door to en-suite, door to main landing, door to secondary landing.

#### En-suite

6'5" x 4'9"

Double glazed window to side aspect, tiled flooring, fully tiled shower cubicle, wash hand basin with vanity, tiled splashback and mirror, WC, towel radiator.

#### Bedroom 2

9'10" x 13'1"

Double glazed window to rear aspect, carpet, door to en-suite, radiator.

#### En-suite

5'7" x 6'0"

Double glazed window to front aspect, wooden laminate flooring, fully tiled shower cubicle, wash hand basin, WC, towel radiator.

#### Bedroom 3

11'5" x 10'2"

Double glazed window to rear aspect, carpet, radiator.

#### Bedroom 4

8'4" x 10'2"

Double glazed window to front aspect, carpet, radiator.

#### Bedroom 5

8'3" x 8'4"

Double glazed window to rear aspect, carpet, radiator.

#### Bathroom

6'5" x 5'6"

Double glazed window to front aspect, panel bath with shower over and bath filler, WC, wash hand basin with vanity unit, partially tiled walls, towel radiator.

#### Dressing Room

6'7" x 9'7"

Double glazed window to front aspect, wooden laminate flooring, fitted clothing rails.

#### Landing

5'9" x 5'8"

Carpet, doors to bedroom 1, bedroom 2 and dressing room, stairs to ground floor.

#### Garage

15'0" x 15'0"

Up and over door, eaves for storage.

#### Garden

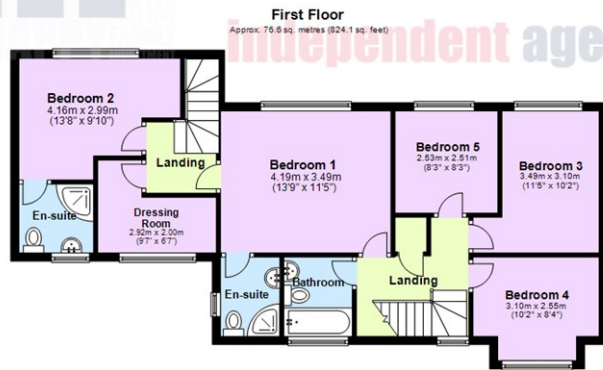
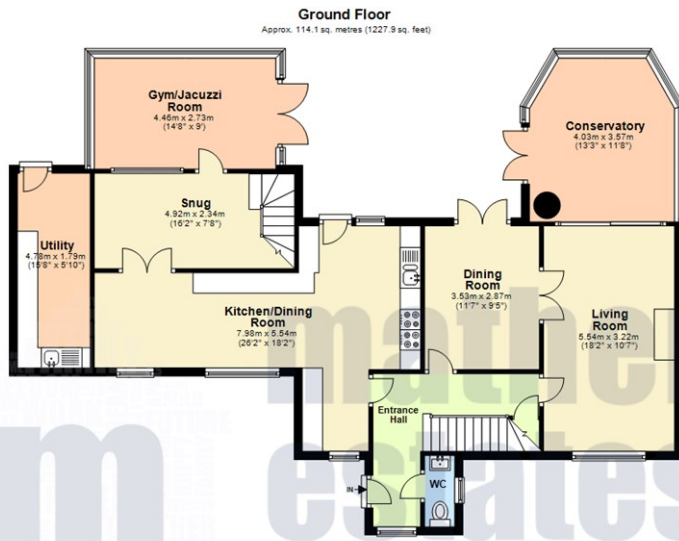
Mainly laid to lawn with flower bed edges, patio area with stone built BBQ oven, water tap, outside electrics, side gate access, rear gate access to woodland, garage access (currently blocked).

#### Front Driveway

Entrance via shared drive to private driveway with parking for up to six vehicles, side gate access to rear garden, potential to add further parking.

#### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Total area: approx. 190.6 sq. metres (2052.0 sq. feet)

Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.

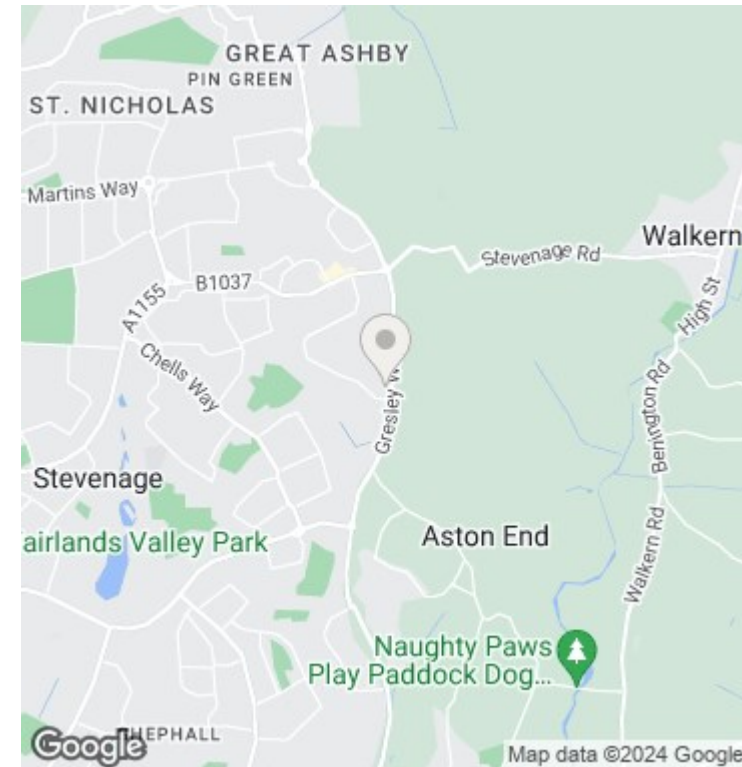
Plan produced using PlanUp.



**mather  
estates**  
independent agents

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		77
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	62	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		77
(81-91) <b>B</b>		
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