



Chertsey Rise, Stevenage, SG2 9JH

Offers Over £300,000



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Chertsey Rise, Stevenage

CHAIN FREE | Originally a 3 Bedroom House | Semi-Detached | Garage | Driveway | Combi Boiler installed 2023 | Views over "Donkey" Park

A much loved home since the 1950's this two double bedroom, originally three bedroom, semi-detached home in Chertsey Rise is being offered to the market CHAIN FREE, in need of modernisation.

The property has been adapted for additional needs which does include an electric lift from the living room to the bedroom and the integration of the first and third bedroom with a freestanding shower cubicle.

The property comprises an entrance hall with WC leading to a bright living room, a previously boarded doorway could lead through to oak fitted kitchen/dining room with 5 ring gas hob and space for appliances. From here a wooden lean to offers additional living space.

To the first floor the master bedroom has been significantly widened by integrating the original first and third bedroom and includes built in wardrobes and freestanding shower. There is a second double bedroom and family bathroom where a newly fitted combination boiler is located.

The rear garden is mostly paved with a feature Magnolia tree, side gate access, a door to the garage and rear gate access to "Donkey" park. The garage has had its roof changed by the council over the years and is accessed via a shared driveway.

Conveniently located, Chertsey Rise is within walking distance of both Primary and Secondary schools, two parades of shops including a bakery, dentist and post office. A large Sainsburys supermarket is also close by along with a doctors surgery and chemist.





Front
Front garden with shrubbery borders, parking for two vehicles, shared driveway to garage and back gate.

Entrance Hall
11'6" x 5'8"
Entrance via Double glazed front door with double glazed panel window, carpet, electric fuse box, stairs to first floor, under stair storage cupboard, doors to living room, WC and kitchen/dining room.

Living Room
11'6" x 13'1"
Two double glazed windows to front aspect, carpet, tv point, lift to first floor, radiator.

Kitchen/Dining Room
10'0" x 19'0"
Double glazed window to rear aspect, double glazed patio doors to rear aspect, tiled flooring, range of oak wall and base units, tiled splashbacks, stainless steel sink with drainer, integrated 5 ring gas hob with extractor over, double integrated oven, space for dishwasher, space for washing machine, radiator.

Lean-to
8'10" x 10'10"
Wooden built, windows to side and rear, patio door to rear.

WC
4'9" x 2'4"
Double glazed window to side aspect, tiled walls, WC, wash hand basin.

Landing
5'9" x 8'8"
Double glazed window to side aspect, stairs from ground floor, doors to bedrooms and bathroom, loft hatch access.

Bedroom 1
13'2" x 19'0"
Originally two bedrooms, three double glazed windows to front aspect, carpet, two radiators, built in sliding wardrobes, built in storage cupboard, freestanding shower cubicle, carpet.

Bedroom 2
8'4" x 13'9"
Two double glazed windows to rear aspect, carpet, radiator.

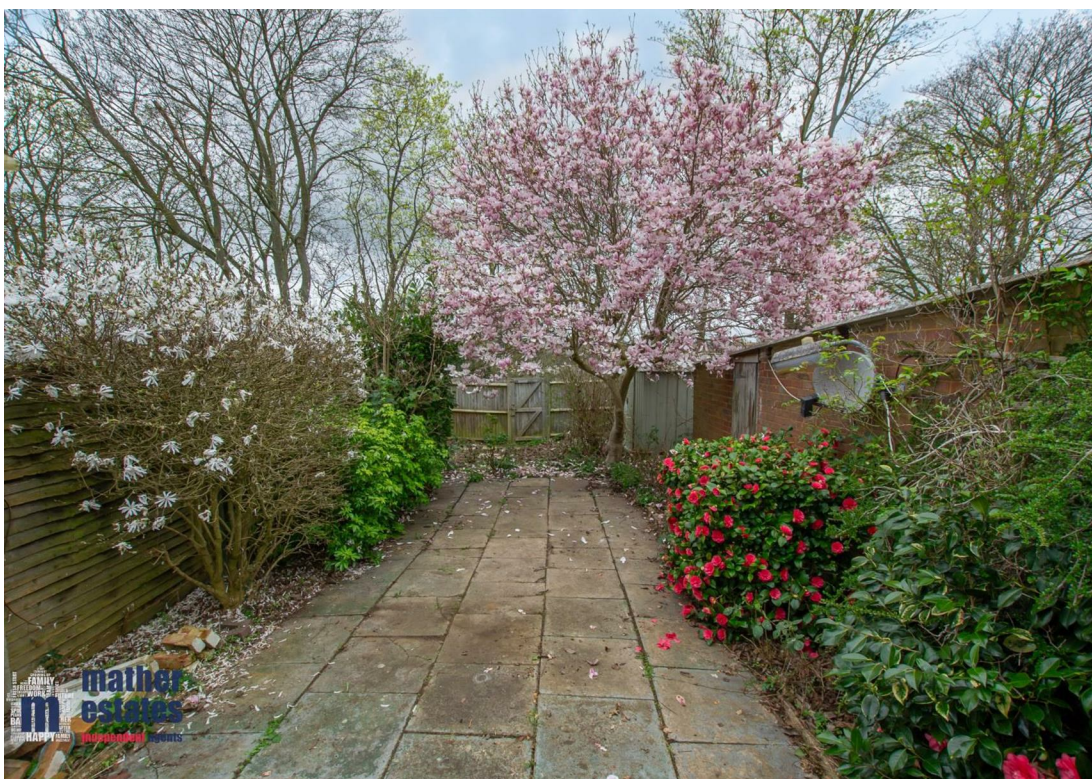
Bathroom
8'3" x 5'9"
Double glazed window to side aspect, tiled walls, P-shaped bath with shower over, wash hand basin with vanity unit, WC, radiator, combination boiler.

Garage
Up and over door, side door to garden, roof previously replaced by the council.

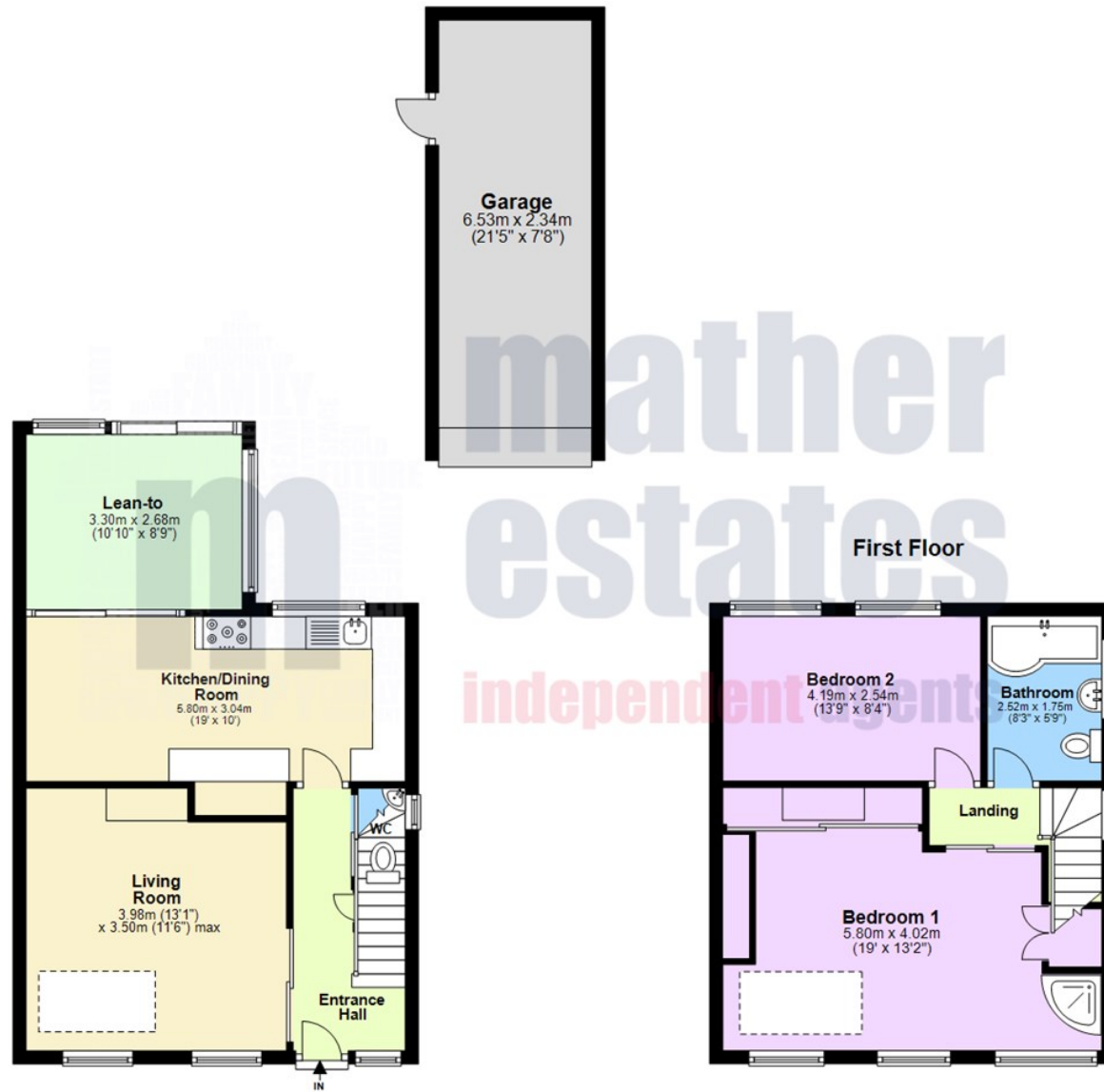
Garden
Mostly paved, side gate access, rear gate access to "Donkey" Park, mature magnolia tree, rose bushes, single wooden storage shed, access to garage.

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.
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6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Ground Floor



Total area: approx. 99.2 sq. metres (1068.0 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
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