



Conifer Walk  
Stevenage | SG2 7QR

AGENT HYBRID



Offers Over £500,000

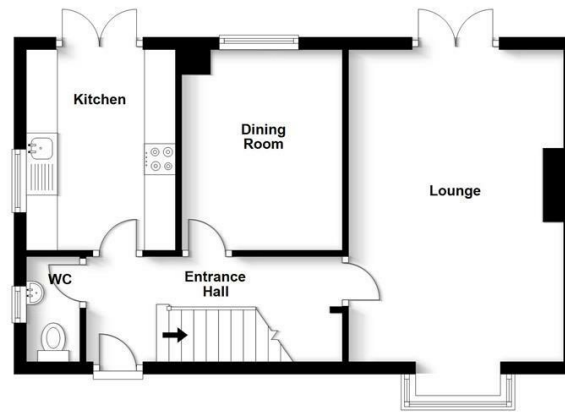


Agent Hybrid welcomes to the market, a CHAIN FREE and Immaculately presented Four Bedroom Detached Home, located in the Private and Sought After Chells Manor area of Stevenage. Accommodation briefly comprises, An Entrance Hallway with contemporary polished tiled flooring flowing into the Downstairs WC and Kitchen. The kitchen features cream cottage style base and eye level units and benefiting from integral washing machine, separate under counter integral fridge and freezer. French doors lead out to the rear garden. Furthermore on the ground floor, you will find a Separate Dining Room and a Large Bay Fronted Lounge. Stairs rise to the first floor landing, where you will find a Modern, Fully Tiled Family Bathroom, Two Double Bedrooms and Two Single Bedrooms, all benefiting from fitted wardrobe and storage space. The master bedroom comes complete with an En-Suite. Externally, the property benefits from a Private, North East Facing Rear Garden, a Single Garage and Driveway in front. Viewing is highly recommended.

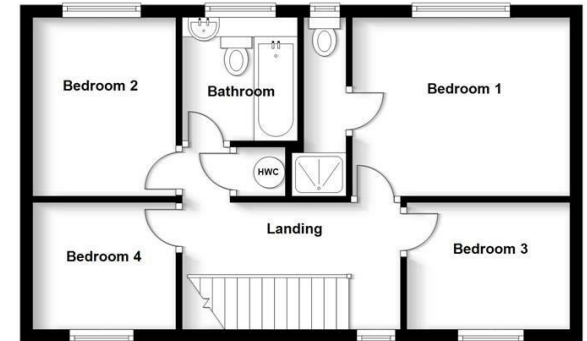
**DIMENSIONS**

- Entrance Hallway
- Downstairs WC
- Kitchen 10'7 x 7'11
- Dining Room 10'7 x 8'6
- Lounge 16'11 x 11'5 (excl bay)
- Bedroom 1: 11'6 x 9'9
- En-Suite
- Bedroom 2: 9'9 x 7'7
- Bedroom 3: 8'8 x 6'9
- Bedroom 4: 7'7 x 6'9
- Family Bathroom

**Ground Floor**  
Approx. 44.0 sq. metres (473.5 sq. feet)



**First Floor**  
Approx. 43.6 sq. metres (469.5 sq. feet)



Total area: approx. 87.6 sq. metres (943.0 sq. feet)

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A details survey has not been carried out, not the service, appliances and fittings tested. Some sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>83</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
<b>67</b>	

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