



Trajan Gate  
Stevenage | SG2 7QQ

AGENT HYBRID

# £525,000



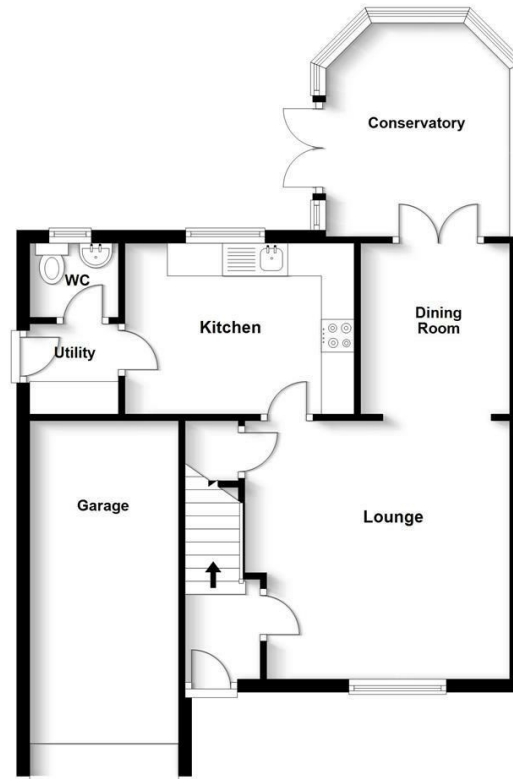
Agent Hybrid is delighted to present this CHAIN FREE, Four Bedroom Detached Family Home in the sought-after Chells Manor area of Stevenage. The accommodation includes an entrance lobby leading into a spacious, front-facing lounge. The lounge openly flows into a separate dining room with double doors that extend to a conservatory. A door from the lounge leads to the kitchen, which connects to a separate utility room and a re-fitted downstairs WC. Stairs rise to the first-floor landing, where you will find a modern, fully tiled family bathroom and four generously sized bedrooms, all with fitted wardrobes. The master bedroom features a re-fitted, modern, fully tiled en-suite. Externally, the property boasts a private, northwest-facing rear garden with a patio seating area, lawn, and a corner adorned with mature flowers and shrubs. The front of the property includes an integral single garage and a driveway with space for two cars.

## DIMENSIONS

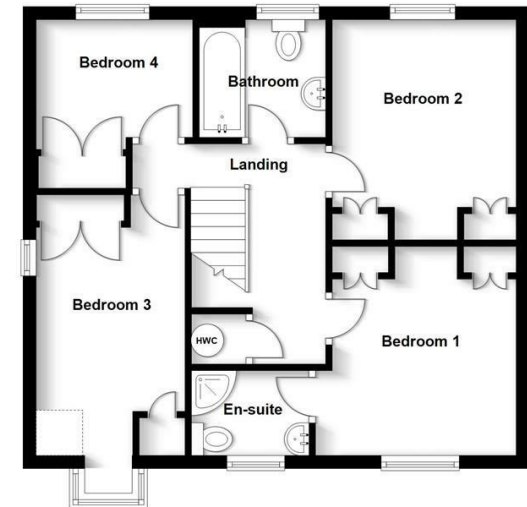
- Entrance Lobby
- Lounge 13'0 x 12'9
- Dining Room 8'7 x 7'6
- Conservatory 10'9 x 9'3
- Kitchen 11'6 x 8'7
- Utility 4'6 x 4'5
- Downstairs WC 4'5 x 3'2
- Bedroom 1: 11'0 x 10'1
- En-Suite 5'3 x 4'8
- Bedroom 2: 11'1 x 9'1
- Bedroom 3: 12'7 x 7'7
- Bedroom 4: 8'3 x 6'4
- Family Bathroom 6'4 x 5'8
- Integral Garage 17'2 x 7'8

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

**Ground Floor**  
Approx. 61.0 sq. metres (656.3 sq. feet)



**First Floor**  
Approx. 49.2 sq. metres (530.0 sq. feet)



Total area: approx. 110.2 sq. metres (1186.3 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.

## Agent Hybrid

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