



Gordian Way, Chells Manor, Stevenage, SG2 7QF

GUIDE PRICE £620,000 - £650,000 Imposing SPACIOUS FOUR BEDROOM Detached Family Home in One of The MOST RESPECTABLE POSITIONS IN CHELLS MANOR Offering DOUBLE GARAGE and DRIVEWAY Moments Walk to Box Wood. Features include, FITTED MODERN KITCHEN and DINING ROOM, Lounge Area, Dining Room/Office, Entrance Hallway, Conservatory Overlooking Garden, MASTER BEDROOM with Fitted Ensuite Shower Room, Three Further Spacious Bedrooms, Fitted Bathroom, Rear Garden with Low Maintenance Garden, VIEWING STRONGLY RECOMMENDED.

Guide Price £620,000

Gordian Way, Chells Manor, Stevenage, SG2 7QF

- Substantial and Much Improved Four Bedroom Detached Family Home
- Located in One Of the Most Respectable Positions in Chells Manor
- Lounge Area
- Downstairs W.C
- Fitted Modern Bathroom
- Double Garage with Driveway
- Spacious Kitchen and Dining Area
- Conservatory Area
- Dining Room/Office
- Low Maintenance Rear Garden

Entrance Hallway

Laminate Flooring, Stairs to 1st Floor Landing, Hive Heating System, Coved Ceiling, Doors to all rooms.

Downstairs W.C

Low Level W.C, Double Glazed Window to Front Aspect, Single Panel Radiator, Hand Basin with Mixer Tap, Laminate Flooring.

Dining Room/ Office

Laminate Flooring, Single Panel Radiator, Double Glazed Window to Front Aspect, Coved Ceiling, Dimer Switch.

Lounge Area

Laminate Flooring, Single Panel Radiator, Double Glazed Window to Front Aspect, Coved Ceiling, Fireplace and Woodern Mantle and Marble Surround, Coved Ceiling, T.V Point, Sliding Door to Conservatory.

Conservatory

Laminate Flooring, Door Opening to Garden.

Open Plan Kitchen / Dining Room

Tiled Flooring, French Doors Opening to Garden, Cupboards at Eye and Base Level, Roll Top Work Surfaces, Double Panel Radiator, Range Cooker, Extractor Fan, Tiled Splash Back, Consumer Unit, Ideal Logic Maxi Bolier (Installed in 2022) Double Butler Sink, Double Glazed Window to Front Aspect, Space for Washing Machine and Dishwasher, Display Cabinet, LED Spot Lighting.

Landing

Doors to all rooms, Single Panel Radiator, Smoke Alarm, Airing Cupboard.

Bedroom Two

Double Fitted Wardrobe, Double Glazed Window to Front Aspect, Single Panel Radiator, Single Panel Radiator, T.V Point.

Bedroom Three

Storage Cupboard, Laminate Flooring, Double Glazed Window to Front Aspect, T.V Point.

Bedroom Four

Laminate Flooring, Double Glazed Window to Rear Aspect, Single Panel Radiator, Loft Access.

Modern Bathroom

Bath and Mixer Tap, Tiled Flooring, Enclosed W.C, Wash Basin with Mixer Tap, Vanity Cupboard, LED Spot Lighting.

Bedroom One and Ensuite

Laminate Flooring, Spot Lighting, T.V Point, Wren Fitted Wardrobes, Dimer Switch, Single Panel Radiator, Double Glazed Window to Rear Aspect.

Ensuite - Tiled Flooring, Tiled Surround, Double Glazed Window to Side Aspect, Extractor Fan, Shower Cubicle with Mains Shower,

Double Garage and Driveway

Power and Lighting, Acorn Roller Doors, Driveway for Two Cars, Door Opening to Kitchen Area.

Rear Garden

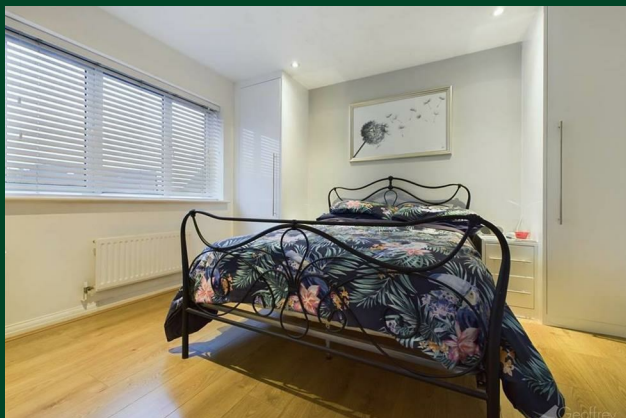
Patio Area, Side Gated Access, Timber Fencing, Outside Tap and Lighting. Raised Railway Sleepers with Borders, Water Butt.

Local Information

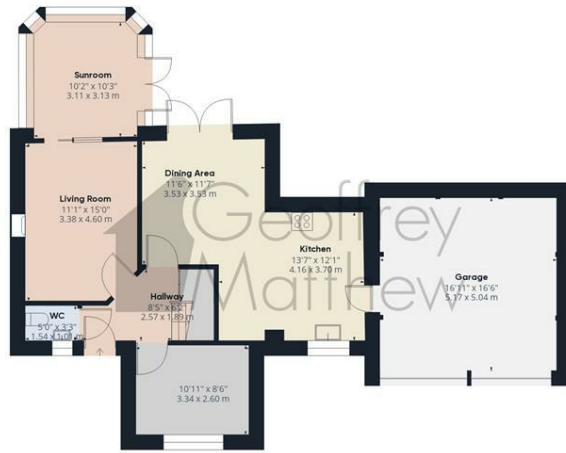
Gordian Way is one the prominent locations and Highly Regarded roads in Chells Manor situated in North Stevenage close to Box Wood and direct access to Serpentine Park and Martinswood. The property also has excellent access to Walkern and Aston village(s).



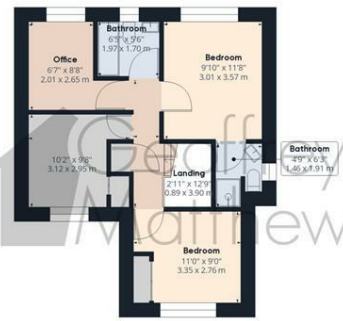




Floor Plan



Floor 0



Floor 1

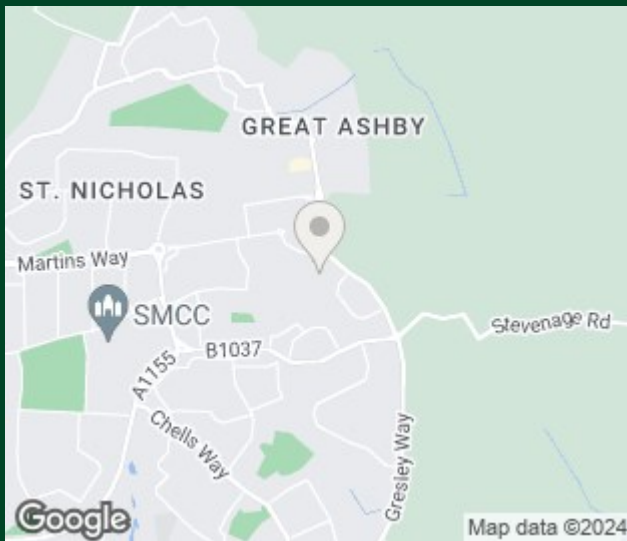


Approximate total area^m
 1524.69 ft²
 141.65 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Council Tax Details

Band: E

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81-91) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs			England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Current Energy Rating: **65** (Band E)
 Potential Energy Rating: **81** (Band B)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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