



Boxfield Green, Chells Manor, Stevenage, SG2 7DS

EXCEPTIONAL OPPORTUNITY to Acquire This RARELY Available Excellently Presented TWO BEDROOM DETACHED HOME with GARAGE and Driveway Located in One of the most respected locations in Chells Manor. Features include FITTED KITCHEN, Re-Fitted Downstairs W.C, Lounge Area Opening to Conservatory, TWO DOUBLE BEDROOMS, Re-Fitted Bathroom, NEWLY DECORATED and CARPETED THROUGHOUT, Spacious Landscaped Rear Garden, Soffits, Fascias and Gutters Replaced, Offered with No Onward Chain.

£370,000

Boxfield Green, Chells Manor, Stevenage, SG2 7DS

- Rarely Available Two Bedroom Detached Home
- Highly Respected Chells Manor Location
- Lounge Opening to Conservatory
- Newly Re-Decorated and Re-Carpeted Throughout
- Close to Bus Links and Local Shops
- Garage and Driveway
- Re-Fitted Kitchen, Downstairs W.C and Bathroom
- Two Double Bedrooms
- Spacious Rear Garden with Timber Fencing and Concrete Posts
- Viewing Highly Recommended

Entrance Hallway

9'10 x 10'1 (3.00m x 3.07m)

Double Glazed Door to Front Aspect, Stairs to 1st Floor Landing, Coved Ceiling, Under Stairs Cupboard, Laminate Flooring, Single Panel Radiator.

Downstairs W.C

Low Level W.C, Wash Basin with Mixer Tap, Coved Ceiling, Single Panel Radiator, Double Glazed Window to Front Aspect, Tiled Splash Back.

Kitchen Area

9'10 x 6'8 (3.00m x 2.03m)

Tiled Flooring, Roll Top Work Surfaces, Gas Hob and Oven, Extractor Fan, Tiled Splash Back, Double Glazed Window to Rear Aspect, Resin Sink and Mixer Tap with Drainer, Wall Mounted Combi Bolier.

Lounge Area

Coved Ceiling, Double Glazed Window Front Aspect, Gas Fire with Marble Stone Surround, 2 x Single Panel Radiator.

Conservatory

11'0 x 7'4 (3.35m x 2.24m)

Tiled Flooring, Sliding Door to Rear Aspect.

Landing

6'0 x 6'3 (1.83m x 1.91m)

Double Glazed Window Front Aspect, Single Panel Radiator, Loft Access.

Bedroom One

13'1 x 8'8 (3.99m x 2.64m)

Single Panel Radiator, Double Glazed Window to Front Aspect, Coved Ceiling, T.V Point.

Bedroom Two

7'11 x 9'7 (2.41m x 2.92m)

Single Panel Radiator, 1 x Fitted Wardrobes, Built in Cupboard with Tank.

Bathroom

6'0 x 6'5 (1.83m x 1.96m)

Low Level W.C, Heated Towel Rail, Wash Basin with Mixer Tap, Double Glazed Window to Rear Aspect, Tiled Splash Back, Bath with Mixer Tap, Spot Lighting, Tiled Flooring, Extractor Fan, Vanity Cupboard.

Rear Garden

Laid to Lawn, Patio Area, Shingled Area, Timber Fencing with Concrete Posts, Large Storage Shed, Side Door leading to Garage.

Garage and Driveway

16'9 x 8'6 (5.11m x 2.59m)

Metal Up and Over Door, Power and Lighting, Driveway to the Front.

Local Information

Boxfield Green Is situated in Chells Manor which is a well established private development build in the late 1980's to the early 1990's. There is an excellent bus route which runs on the White Way going to various locations.







Geoffrey
Matthew



Geoffrey
Matthew

Floor Plan

Floor 0 Building 1

- Sunroom: 11'0" x 7'4" (3.37 x 2.25 m)
- Kitchen: 9'10" x 6'8" (3.02 x 2.03 m)
- Hallway: 9'10" x 10'1" (3.00 x 3.10 m)
- WC: 5'3" x 2'10" (1.61 x 0.88 m)
- Main Living Area: 13'11" x 13'0" (4.00 x 3.99 m)

Floor 1 Building 1

- Bathroom: 6'0" x 6'5" (1.85 x 1.98 m)
- Landing: 6'0" x 6'3" (1.83 x 1.92 m)
- Bedroom 1: 7'11" x 9'7" (2.44 x 2.94 m)
- Bedroom 2: 8'8" x 13'1" (2.65 x 4.00 m)

Approximate total area^m

848.81 ft²
78.86 m²

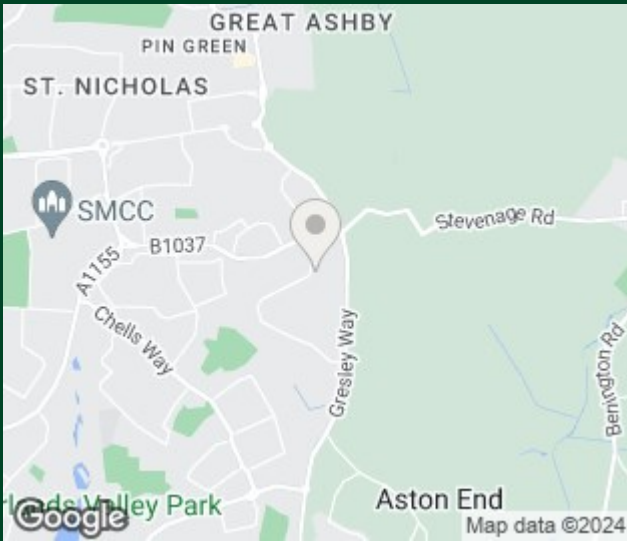
Floor 0 Building 2

- Garage: 16'9" x 8'6" (5.11 x 2.61 m)

(1) 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: C

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			(82 plus) 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			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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