



## The Chilterns , Great Ashby, Stevenage, SG1 6AZ

Excellent Presented THREE BEDROOM SEMI DETACHED with GARAGE and DRIVEWAY for Two Cars Peacefully Positioned within Catchment of Round Diamond School. Features include Fitted Kitchen opening to Dining Room, Downstairs W.C, Lounge Area, Three Bedrooms, Family Bathroom, SPACIOUS REAR GARDEN with Door to Garage, Viewing Strongly Recommended.

£360,000

# The Chilterns , Great Ashby, Stevenage, SG1 6AZ

- Excellently Presented Three Bedroom Semi Detached Home
- Within Catchment of Round Diamond School
- Downstairs W.C
- Three Bedrooms
- Spacious Rear Garden
- Garage and Driveway for Two Cars
- Fitted Kitchen Opening to Dining Room
- Lounge Area
- Family Bathroom
- Viewing Highly Recommended.

## Entrance Hallway

6'6 x 3'2 (1.98m x 0.97m )

Coconut Matting, Coved Ceiling, Single Panel Radiator, Consumer Unit, Door to Downstairs W.C.

## Downstairs Cloakroom

6'5 x 2'9 (1.96m x 0.84m)

Low Level W.C, Single Panel Radiator, Wash Basin with Tiled Splash Back, Double Glazed Window to Front Aspect., Vinyl Flooring.

## Lounge Area

14'4 x 13'9 (4.37m x 4.19m)

Double Glazed Window Front Aspect, Coved Ceiling, 2 x Single Panel Radiator, Laminate Flooring.

## Kitchen

11'3 x 6'1 (3.43m x 1.85m)

Roll Top Work Surfaces with Up stands, Coved Ceiling, Tiled Splash Back, Space for Washing Machine and Fridge/Freezer, Resin Sink with Mixer Taps, Spot Lighting, Extractor Fan, Space for Tumble Dryer, Laminate Flooring, Wall Mounted Boiler.

## Dining Room

11'3 x 7'4 (3.43m x 2.24m )

Laminate Flooring, Coved Ceiling, French Doors to Rear Garden, Broadband Connection, Smoke Alarm, Double Panel Radiator., Double Glazed Window to Rear Aspect.

## Landing

6'3 x 6'5 (1.91m x 1.96m)

Doors to all rooms, Laminate Flooring, Loft with Ladder.

## Bedroom One

8'7 x 10'3 (2.62m x 3.12m )

Double Glazed Window to Front Aspect, Laminate Flooring, Fitted Wardrobe, T.V Point.

## Bedroom Two

10'4 x 6'1 (3.15m x 1.85m)

Single Panel Radiator, Double Glazed Window to Rear Aspect, T.V Point.

## Bedroom Three

7'3 x 7'4 (2.21m x 2.24m)

Single Panel Radiator, Double Glazed Window to Rear Aspect, Carpeted.

## Bathroom

6'4 x 6'3 (1.93m x 1.91m )

Vinyl Tiled Flooring, Low Level W.C, Shaver Point, Single Panel Radiator, Bath with Mixer Tap, Mains Shower, Extractor Fan.

## Rear Garden

Patio Area, Laid to Lawn, Lower Decking Area, Door to Garage, Outside Tap, Timber Fencing.

## Garage and Driveway

17'5 x 8'2 (5.31m x 2.49m)

Power and Light, Metal Up and Over Door, Parking for two cars in front.

## Local Information

The Chilterns is a very popular location in Great Ashby which is a short distance to the local shopping complex and Round Diamond School.





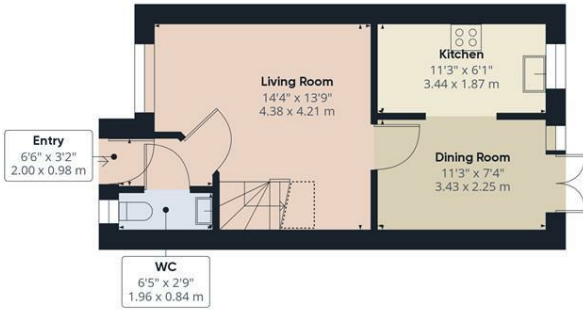








# Floor Plan



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
830.54 ft<sup>2</sup>  
77.16 m<sup>2</sup>

Reduced headroom  
9.71 ft<sup>2</sup>  
0.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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:

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

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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