



## Montfitchet Walk, Chells Manor, Stevenage, SG2 7DT

GUIDE PRICE £440,000 - £450,000 EXCEPTIONALLY PRESENTED Three Bedroom EXTENDED DETACHED FAMILY HOME with GARAGE and DRIVEWAY Located in one of the most Highly Regarded locations in CHELLS MANOR. Features include, LARGE FITTED KITCHEN/DINING AREA with By Fold Doors Opening to Garden, Lounge Area, TWO DOUBLE BEDROOMS and Respectable Single Bedroom, FITTED Modern BATHROOM, Front and LARGE Rear Garden, Viewing Highly Recommended.

£440,000

# Montfichet Walk, Chells Manor, Stevenage, SG2 7DT

- Exceptionally Presented Three Bedroom Extended Detached Family Home
- Located in one of the most Highly Regarded locations in Chells Manor
- Lounge Area and Downstairs Cloakroom
- Fitted Modern Bathroom
- Viessmann Combi Boiler
- Garage and Driveway
- Large Fitted Kitchen and Dining Area with By Folds Opening to Garden
- Two Double Bedrooms and One Respectable Single Bedroom
- Front and Large Rear Garden
- Viewing Strongly Suggested

## Entrance Hallway

Composite Door, Coconut Matting, Double Glazed Window to Side Aspect, Coved Ceiling, Door Opening to Lounge.

## Lounge Area

Dimer Switch. Coved Ceiling, T.V Point, Laminate Flooring, Double Glazed Window to Front Aspect, Spot Lighting, Double Panel Radiator. Electric Fireplace, Stairs to 1st Floor Landing, Stairs to 1st Floor Landing, Door Opening to Kitchen/Diner.

## Fitted Kitchen and Dining Room

Tiled Flooring, Wooden Work Surfaces and Up stands, Cupboards at Eye and Base Level, Resin One and Half Bowl with Drainer and Mixer Tap, T.V Point, Coved Ceiling, Tumble Dryer, Space for Fridge/Freezer, Built in Microwave and Logic Washing Machine, By fold Doors with Integrated Blinds, Gas 5 Ring Hob and Electric Oven, Double Glazed Window to Rear Aspect, Sky Light, Door to Downstairs W.C, Under Stairs Cupboard.

## Downstairs W.C

Low Level W.C, Heated Towel Rail, Hand Basin With Vanity Cupboard and Tiled Splash Back, Spot Lighting, Coved Ceiling, Tiled Flooring, Coved Ceiling, Extractor Fan.

## Landing

Loft Access with Viessmann Combi Boiler, Double Glazed to Side Aspect, Smoke Alarm.

## Bedroom One

Coved Ceiling, Single Panel Radiator, Laminate Flooring, Large Built in Wardrobe.

## Bedroom Two

Single Panel Radiator, Fitted Wardrobes, Coved Ceiling, T.V Point.

## Bedroom Three

Single Panel Radiator, Double Glazed Window to Front Aspect, Laminate Flooring.

## Bathroom

Low Level WC, Wash Basin with Mixer Tap and Tiled Splash Back, Vinyl Flooring, Heated Towel Rail, Double Glazed Window to Rear Aspect, Bath with Mixer Tap, Rainfall Shower Head over bath.

## Rear Garden

Decking Area, Laid to Lawn, Timber Fencing, Railway Sleepers, Mature Trees, Outside Lighting, Outside Tap.

## Garage and Driveway

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

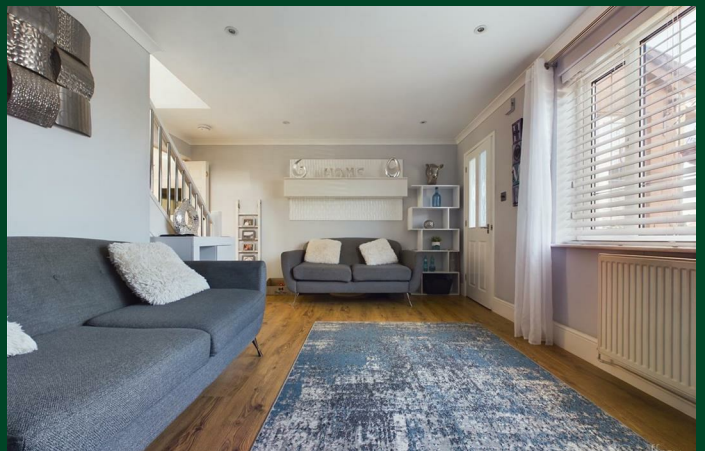
## Front Garden

Laid to Lawn, Pebble Boarders, Shrubs.

## Local Information

Montfichet Walk is situated in the highly respectable location in Chells Manor built in the late 1980's early 1990's with easy access to Open Countryside including Box Wood and Walkern Village.

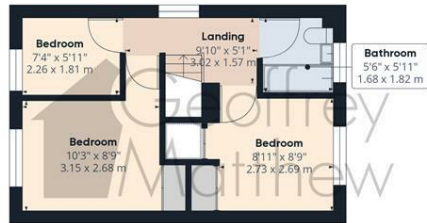
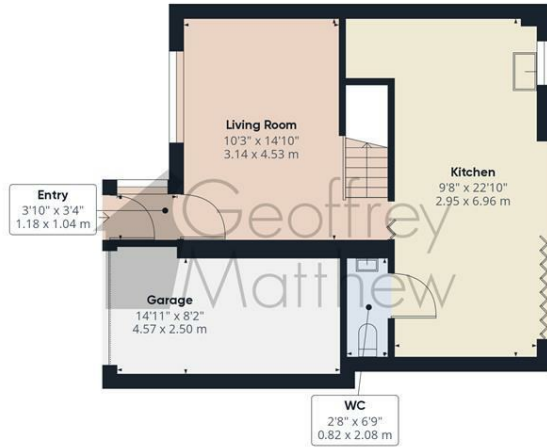








# Floor Plan

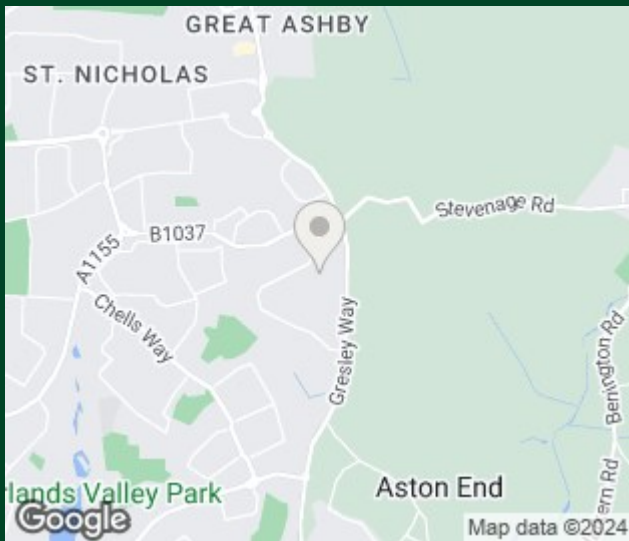


Approximate total area<sup>(1)</sup>  
908.19 ft<sup>2</sup>  
84.37 m<sup>2</sup>

(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.

GIRAFFE360



## Council Tax Details

Band: D

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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Old Harlow: 01279 444988      Email: harlow@geoffreymatthew.co.uk  
Great Ashby: 01438 740111      Email: greatashby@geoffreymatthew.co.uk