

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

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.

Offers Over £435,000

# 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

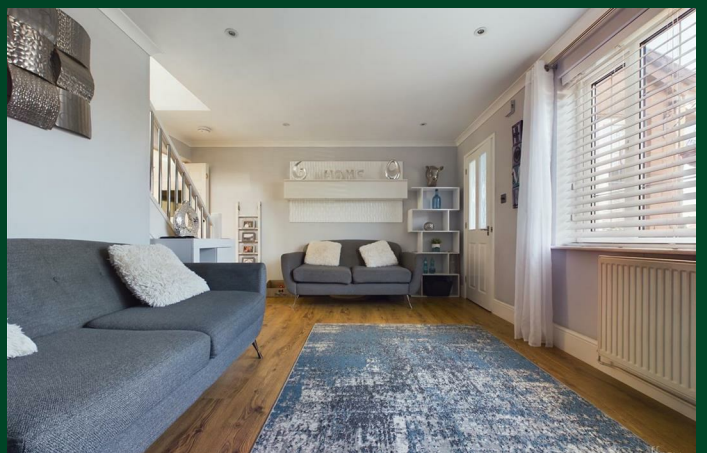
Power and Lighting, Metal Up and Over Door, Driveway to Front.

## Front Garden

Laid to Lawn, Pebble Boarders, Shrubs.

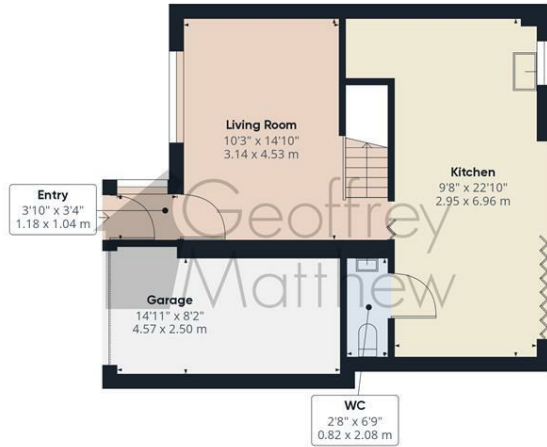
## Local Information

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.

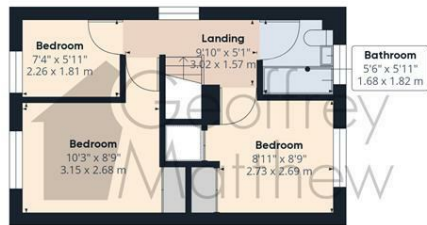




# Floor Plan



Floor 1



Floor 2

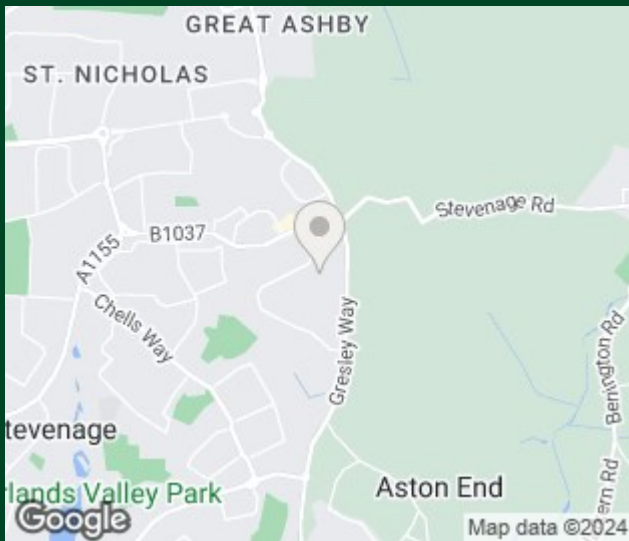


Approximate total area<sup>(1)</sup>  
908.19 ft<sup>2</sup>  
84.37 m<sup>2</sup>

(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) <b>A</b>			(81-91) <b>A</b>		
(81-91) <b>B</b>			(69-80) <b>C</b>		
(69-80) <b>C</b>			(55-68) <b>D</b>		
(55-68) <b>D</b>			(39-54) <b>E</b>		
(39-54) <b>E</b>			(21-38) <b>F</b>		
(21-38) <b>F</b>			(1-20) <b>G</b>		
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	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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