



The Chilterns, Great Ashby, Stevenage, SG1 6BA

**** THREE BEDROOM SEMI DETACHED HOUSE IN CLOSE WALKING DISTANCE TO ROUND DIAMOND SCHOOL **** Geoffrey Matthew Estates Are Delighted To Be Able To Offer For Sale This Spacious Three Bedroom Semi Detached Modern Family Home, Situated In The Heart Of The Great Ashby Area, Which Offers A Good Selection Of Local Shops, Woodland Walks And Catchment For The Sought After Round Diamond Primary School, Internally Featuring Downstairs WC Lounge, Dining Area And Fitted Kitchen, Good Size Bedrooms Refitted En-Suite & Family Bathroom. Whilst Externally Benefiting From A Generous And Tidy Rear Garden As well As A Detached Garage. CHAIN FREE !!!!

Price £435,000

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- CHAIN FREE
- GREAT ASHBY
- LOUNGE
- GOOD SIZE BEDROOMS
- WALLED REAR GARDEN
- THREE BEDROOM SEMI DETACHED HOUSE
- SHORT WALK TO ROUND DIAMOND SCHOOL
- DINING AREA & FITTED KITCHEN
- REFITTED EN-SUITE & FAMILY BATHROOM
- GARAGE AND DRIVE

ENTRANCE HALLWAY

With access via a newly installed cottage style composite door, grey ceramic tiled flooring, single panel radiator and radiator cover, fuse box and coving to the ceiling.

WC

Fitted with a close coupled WC and a one piece white gloss vanity unit and hand wash basin with chrome mixer tap, a continuation of the grey ceramic tiled flooring, chrome heated towel rail, tiled splash back and a frosted UPVC double glazed window.

LOUNGE

14'11" x 11'11" (4.55m" x 3.63m")

A generous size lounge with an angle bay with UPVC double glazed window, single and double panelled radiators, under stairs storage cupboard and coving to the ceiling.

KITCHEN & DINING ROOM

9'9" x 15'4" (2.97m" x 4.67m")

Semi open planned with each other this comfortable kitchen and diner offers a selection of wall and base units, ample work top space, fitted electric oven, four ring gas hob with extractor fan over, tiled splash backs, under unit lighting, under counter space for washing machine and dishwasher, space for fridge freezer, a UPVC double glazed window to the rear aspect and grey Oak effect laminate flooring and inset lighting, whilst the dining area has a continuation of the grey Oak effect laminate flooring, a single panel radiator, a UPVC double glazed window to the front aspect and French UPVC patio doors to the garden area

STAIRS TO FIRST FLOOR LANDING

with access to the loft space, a fitted smoke alarm, built in storage cupboard housing hot water cylinder, UPVC double glazed window to the front aspect and doors to all first floor rooms.

BEDROOM ONE

10'2" x 9' (3.10m" x 2.74m)

A double bedroom with two UPVC double glazed windows to

the front aspect, a single panel radiator, coving to the ceiling and twin built in wardrobes.

EN-SUITE

refitted with a modern white suite which includes a close coupled WC, hand wash basin with chrome mixer tap set in a white gloss vanity, partly tiled walls, extractor fan, inset lighting, non slip tiled flooring, chrome heated towel rail, a fully enclosed shower cubicle with bi-fold door, chrome effect electric shower and electric shaver point.

BEDROOM TWO

10'1" x 8'8" (3.07m" x 2.64m")

Again a double bedroom with a UPVC double glazed window to the rear aspect, single panel radiator, coving to the ceiling.

BEDROOM THREE

6'10" x 9'9" (2.08m" x 2.97m")

A good size single bedroom with UPVC double glazed windows to front and side aspects, single panel radiator and coving to the ceiling.

BATHROOM

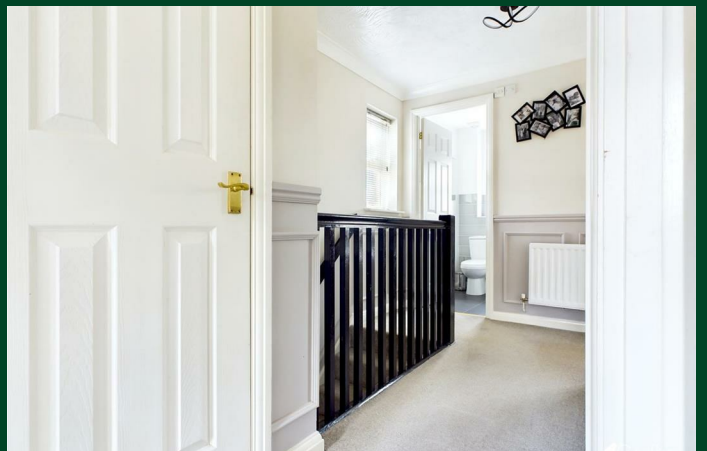
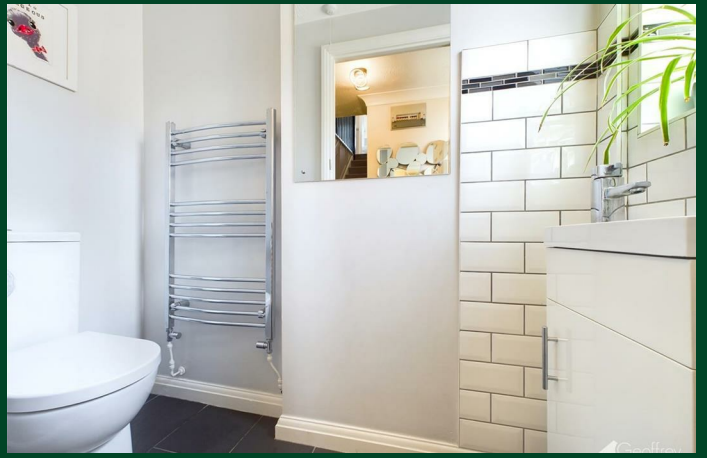
A refitted bathroom comprising of a modern white three piece bathroom suite including a panel surround bath with bi-folding shower screen, wall mounted electric shower, chrome waterfall mixer tap, a hand wash basin set in a white gloss vanity unit, close coupled WC, partially tiled walls and non slip tiled flooring, two frosted UPVC windows, chrome heated towel rail, inset lighting and extractor fan.

REAR GARDEN

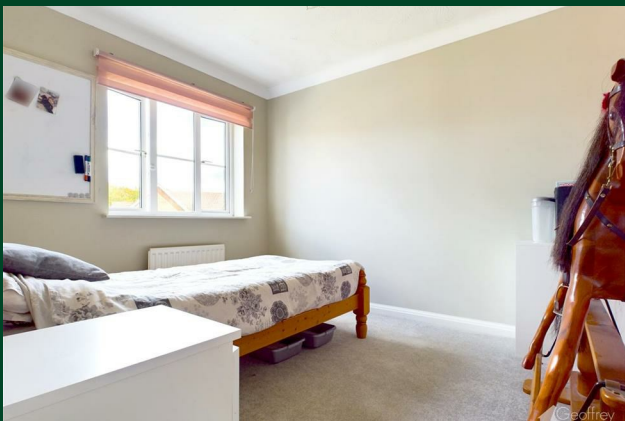
A private partly walled rear garden with a large raised paved patio area, a central lawn area with a paved path to the gated rear access, planted borders and external tap & lighting.

GARAGE AND DRIVE

A detached garage with an up and over door, eave storage, power and lighting, and a block paved drive.







Floor Plan



Floor 0



Floor 1

Approximate total area^m
801.16 ft²
74.43 m²

(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:

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs [92 plus) A	88	Very environmentally friendly - lower CO ₂ emissions [B2 plus) A	
[81-91) B	74	[B1-21) B	
[69-80) C		[B9-20) C	
[55-68) D		[B5-18) D	
[39-54) E		[B0-16) E	
[21-38) F		[21-15) F	
[1-20) G		[1-12) G	
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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Old Harlow: 01279 444988 Email: harlow@geoffreymatthew.co.uk
Great Ashby: 01438 740111 Email: greatashby@geoffreymatthew.co.uk