



Boxfield Green, Chells Manor, Stevenage, SG2 7DR

****SIMPLY STUNNING**** This Fully Modernised THREE BEDROOM DETACHED HOME with GARAGE and Driveway Located in One of the most respected locations in Chells Manor with PLANNING PERMISSION GRANTED. Features include FITTED KITCHEN, Lounge and Dining Area, TWO DOUBLE BEDROOMS and One Single, Re-Fitted Bathroom, Spacious Modern Rear Garden, Viewing Strongly Recommended.

Guide Price £460,000

Boxfield Green, Chells Manor, Stevenage, SG2 7DR

- Fully Modernised Three Bedroom Detached Home
- Located in One of the most respected locations in Chells Manor
- Fitted Kitchen
- Two Double Bedrooms and One Single Bedroom
- Modern Fitted Bathroom
- Garage and Driveway
- Planning Permission Granted
- Lounge and Dining Area
- Re-Fitted Bathroom
- Spacious Modern Rear Garden

Entrance Hallway

5'8 x 4'8 (1.73m x 1.42m)

Double Glazed Door to Front Aspect, Storage Cupboard, Stairs to 1st Floor Landing, Vinyl Flooring, Door to Lounge Area.

Lounge and Dining Area

25'9 x 12'3 (7.85m x 3.73m)

2 x Modern Radiators, French Doors Opening to Garden, Bay Window to Front Aspect, T.V Point, Coved Ceiling.

Fitted Kitchen

10'5 x 6'8 (3.18m x 2.03m)

Roll Top Work Surfaces, Tiled Splash Back, Consumer Unit, Double Glazed Window to Rear and Side Aspect, Cupboards at Eye and Base Level, Space for Washing Machine, Electric Cooker, LED Spot Lighting, Stainless Steel Sink and Mixer Tap, Under stairs Cupboard, Vinyl Flooring.

Landing

9'7 x 5'11 (2.92m x 1.80m)

Airing Cupboard with Elson Mega Flow System, Valliant Boiler in the loft, Double Glazed Window to Side Aspect, Smoke Alarm.

Fitted Bathroom

5'7 x 6'6 (1.70m x 1.98m)

P-Shaped Bath with Mains Shower over, Low Level W.C, Wash Basin with Mixer Tap, Shaver Point, Double Glazed Window to Rear Aspect, Heated Towel Rail.

Bedroom One

14'0 x 8'4 (4.27m x 2.54m)

Modern Radiator, Double Glazed Window to Front Aspect, T.V Point, Fitted Wardrobe.

Bedroom Two

11'3 x 8'8 (3.43m x 2.64m)

Modern Radiator, Double Glazed Window to Rear Aspect, Fitted Wardrobes.

Bedroom Three

9'4 x 6'8 (2.84m x 2.03m)

Modern Radiator, Dimer Switch, Double Glazed Window to Front Aspect.

Rear Garden

Porcelain Paving Slabs, Outside Tap and Lighting, Outside Socket, Side Gated Access.

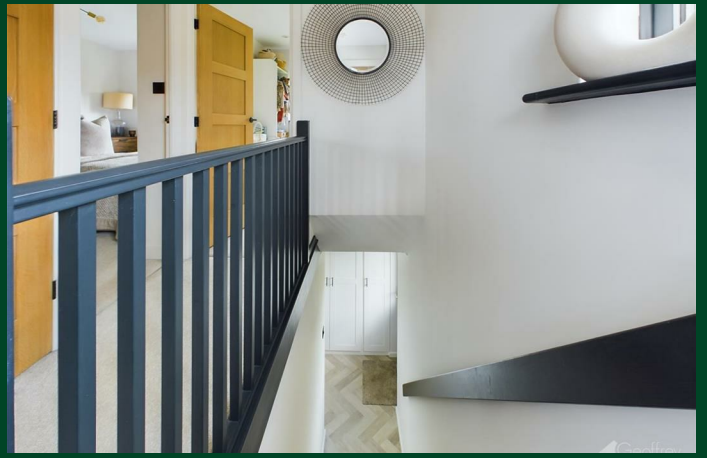
Garage and Driveway

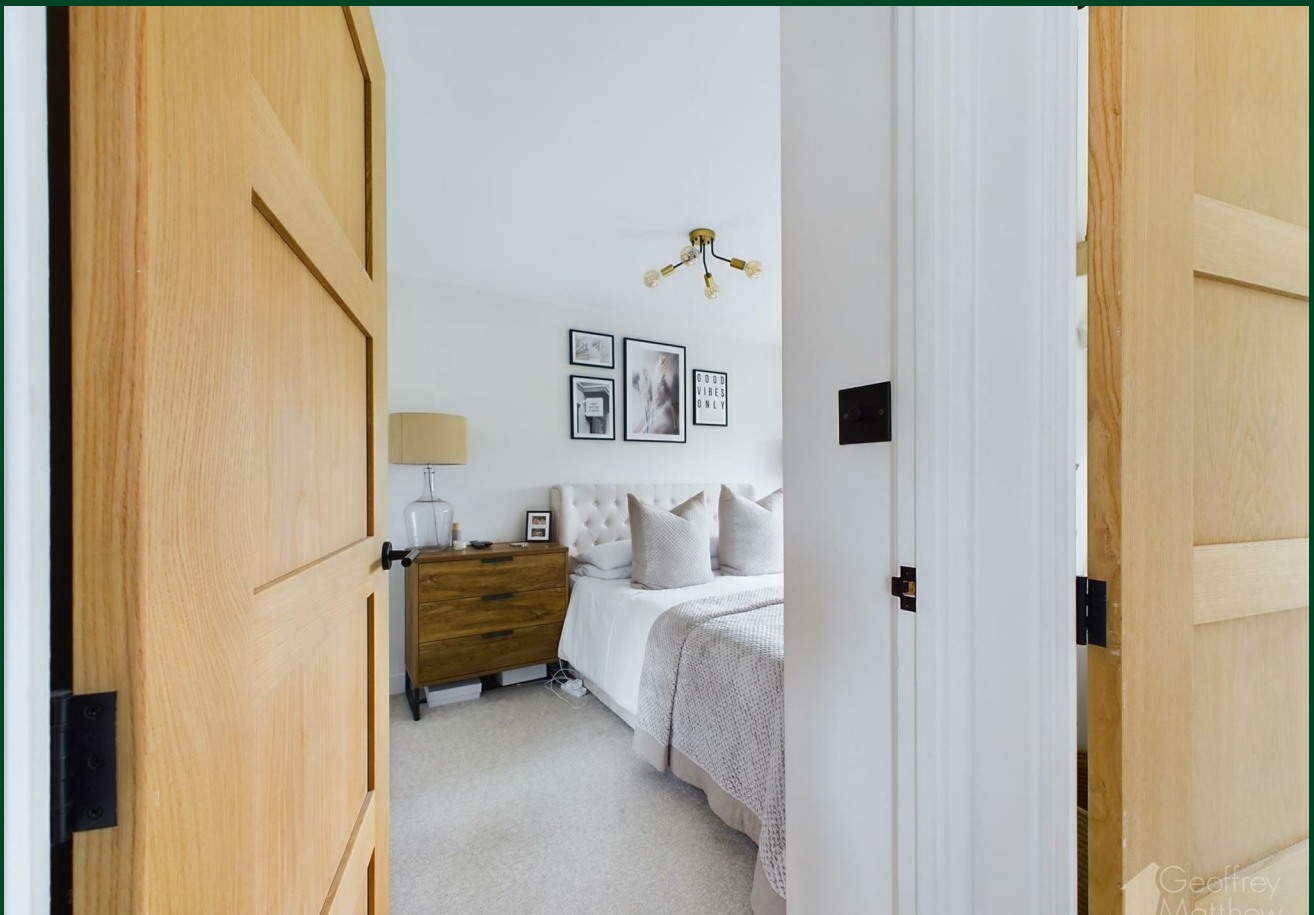
Situated at the rear of the property, Electric Roller Door, Power and Lighting, Driveway to the Front.

Local Information and Planning Permission

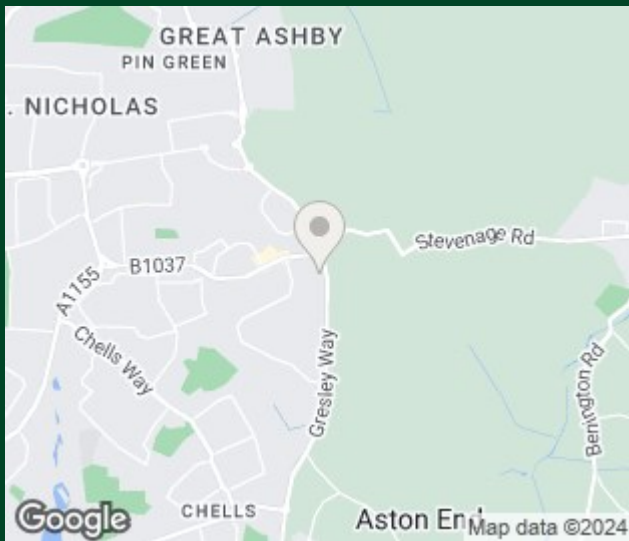
Boxfield Green Is situated in Chells Manor which is a well established private development build in the late 1980's to the early 1990's. There is an excellent bus route which runs on the White Way going to various locations.

Note Planning Permission has been granted until January 2025 for a substantial extension almost doubling the property sq footage.





Floor Plan



Council Tax Details

Band: D

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			(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 ₂ emissions		
Not energy efficient - higher running costs			England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Energy Efficiency Rating: 61 (Current), 82 (Potential)

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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