



Montfitchet Walk, Chells Manor, Stevenage, SG2 7DT

EXCELLENTLY PRESENTED and tastefully Modernised Two Bedroom Semi Detached Property with GARAGE (Partly Converted) and DRIVEWAY located in a Peaceful CUL DE SAC in CHELLS MANOR. Features include, FITTED KITCHEN, Lounge/Diner opening to CONSERVATORY, Utility Room (Part of the Garage) TWO DOUBLE BEDROOMS, Fitted Shower Room, Rear TROPICAL Garden, VIEWING HIGHLY RECOMMENDED.

£345,000

Montfichet Walk, Chells Manor, Stevenage, SG2 7DT

- Excellently Presented and tastefully Modernised Two Bedroom Semi Detached Property
- Located in a Peaceful Cul De Sac in Chells Manor
- Lounge/Diner Opening to Conservatory
- Two Double Bedrooms
- Rear Tropical Garden
- Garage (Partly Converted) and Driveway
- Fitted Kitchen
- Utility Room (Part of the Garage)
- Fitted Shower Room
- Viewing Highly Recommend

Entrance Hallway

Engineered Oak Flooring, Coconut Matting, Consumer Unit, Double Glazed Window to Front Aspect, Stairs to 1st Floor Landing, Under Stairs Cupboard, Door to Kitchen Area and Lounge.

Modern Kitchen

9'9 x 5'11 (2.97m x 1.80m)

Work Surfaces, Induction Neff Hob, Electric Oven and Extractor Fan, Tiled Splash Back, Ceramic Sink and Mixer Tap, Integrated Slimline Stoves Dishwasher, Built in Fridge/Freezer, LED Spot Lighting.

Lounge Area

13'5 x 12'3 (4.09m x 3.73m)

Double Panel Radiator, Engineered Oak Flooring, Dado Rail, Coved Ceiling, T.V Point, Double Doors Opening to Conservatory, Door Opening to Utility Room.

Conservatory with Solid Roof (Installed in April 2

Porcelain Tiled Flooring, Shelving Unit, Up Lighters, Sockets, French Sliding Door Opening to Rear Garden, Door to Utility Room, Double Panel Radiator.

Utility Room (Part of the Rear of the Garage)

6'6 x 7'6 (1.98m x 2.29m)

Cupboards at Eye and Base Level, Works Surfaces, Space for Tumble Dryer and Fridge, Engineered Oak Flooring, French Doors Opening to Garden, Extractor Fan.

Landing

5'8 x 5'10 (1.73m x 1.78m)

Doors to all rooms, Carpeted, LED Spot Lighting, Loft Access.

Bedroom One

8'5 x 12'1 (2.57m x 3.68m)

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

Bedroom Two

7'7 x 9'0 (2.31m x 2.74m)

2 x Fitted Over stairs Cupboard, Combi Main Boiler (Installed in 2023), 2 x Shelving Units.

Fitted Shower Room

7'1 x 5'10 (2.16m x 1.78m)

Double Length Shower Cubicle and Tray, Misted Double Glazed Window to Side Aspect, Wash Basin with Tiled Splash Back, Towel Radiator, Low Level W.C, Mirrored Wall, LED Spot Lighting.

Tropical Style Rear Garden

Solid Wood Decking Boards, Flower and Shrub Boarders, Side Gated Access, Outside Lighting, Timber Fencing (Replaced in 2022).

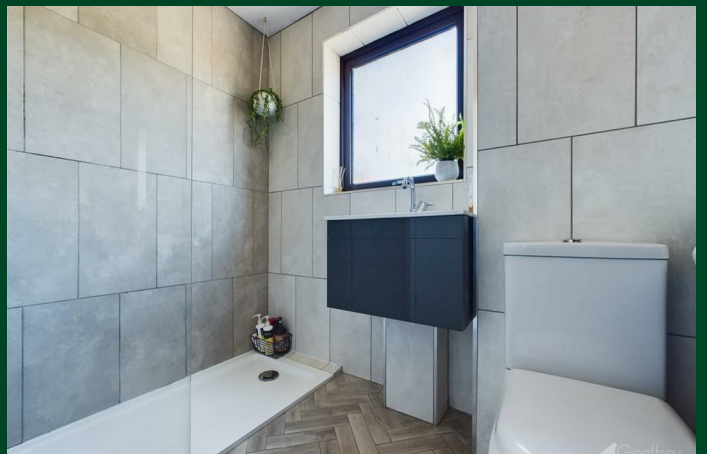
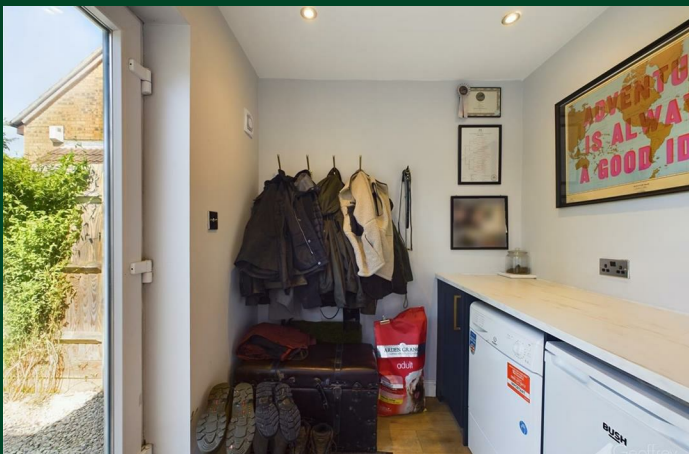
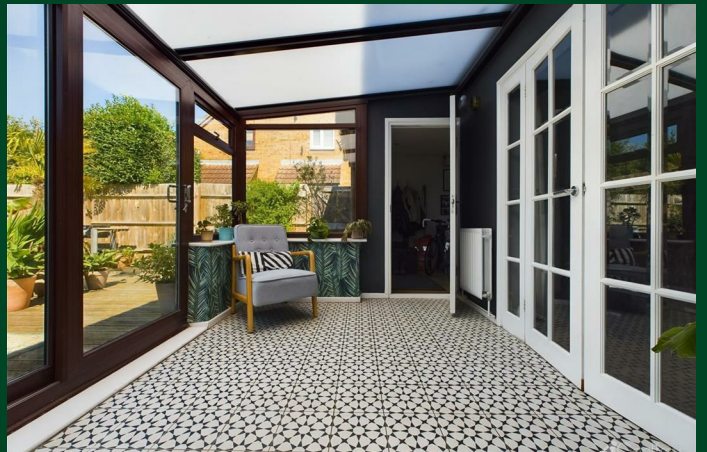
Garage (No Building Regs) and Driveway

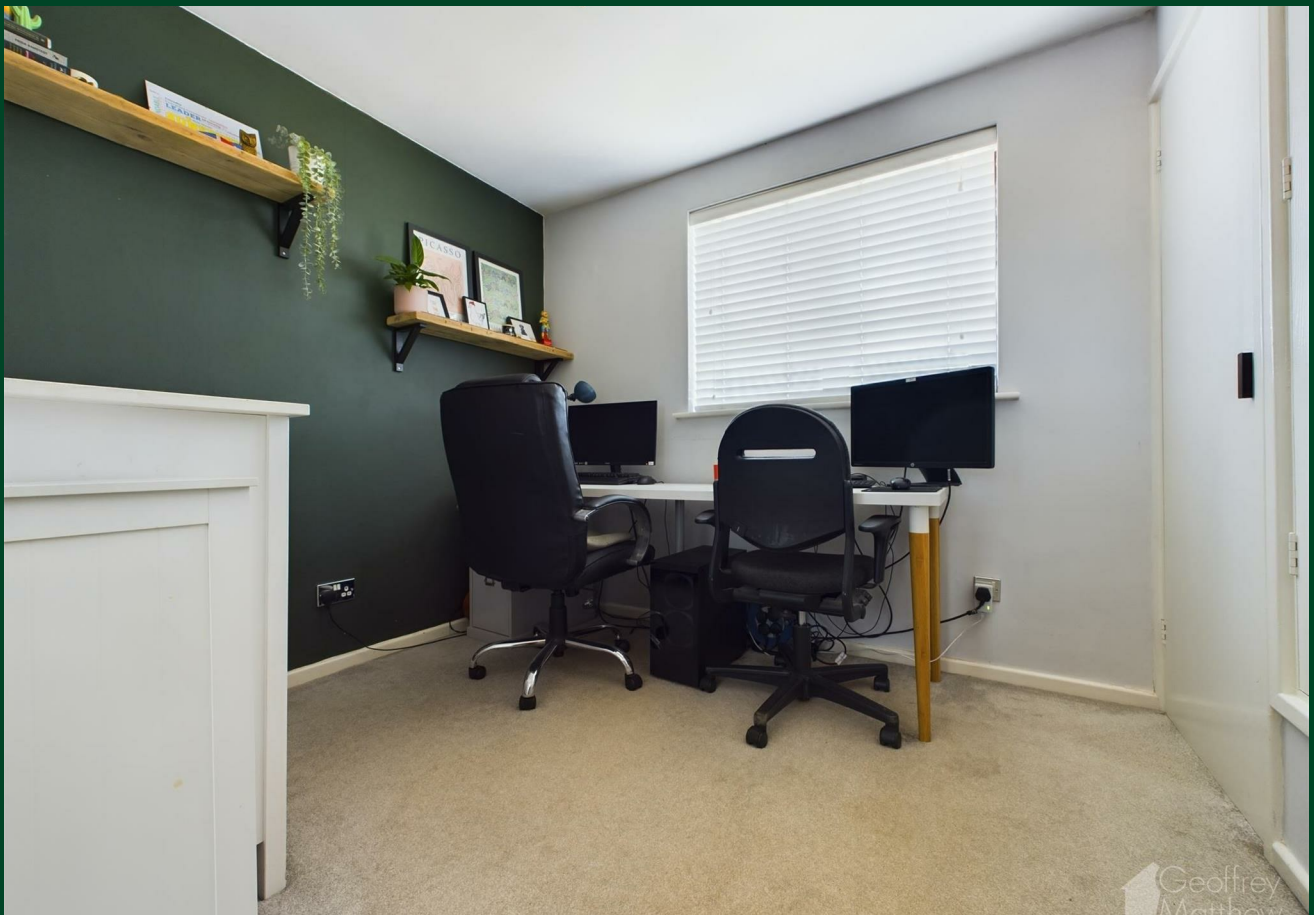
8'10 x 8'2 (2.69m x 2.49m)

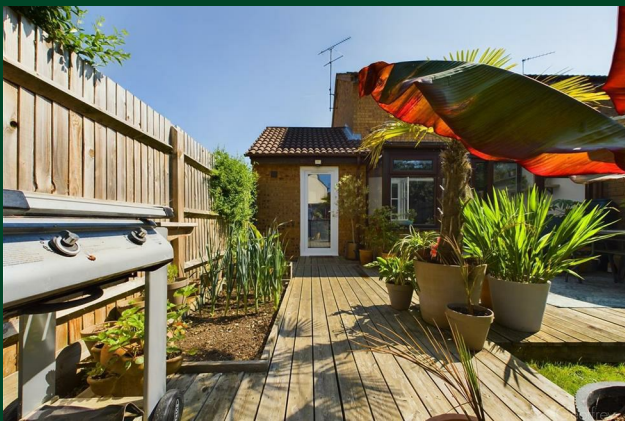
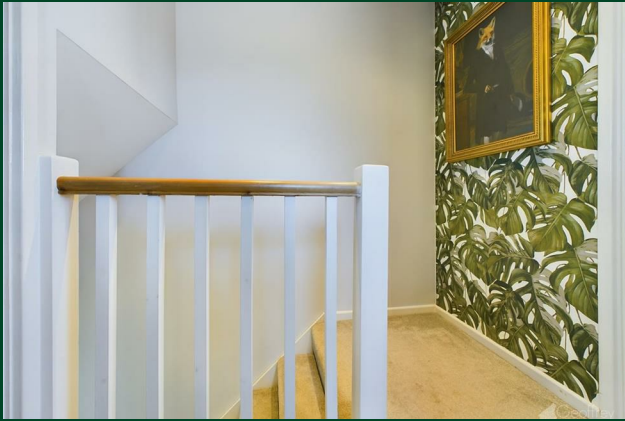
Power and Lighting, Metal Up and Over Door, Driveway to the Front.

Local Information

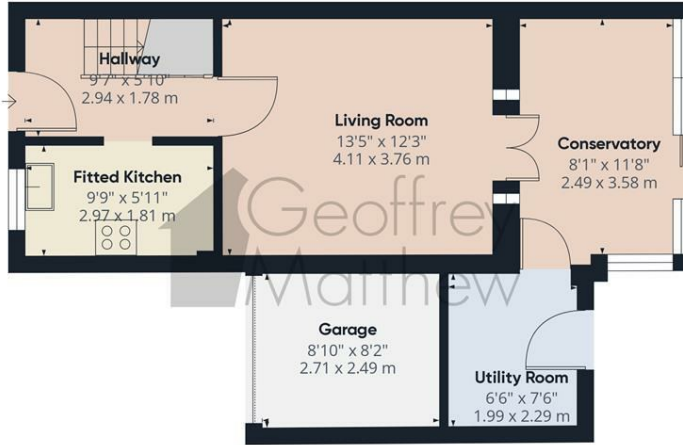
Montfichet Walk is situated in the highly respectable location in Chells Manor built in the late 1980's early 1990's with easy access to Open Countryside including Box Wood and Walkern Village.



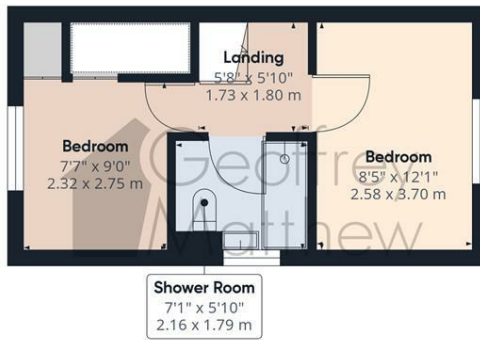




Floor Plan



Floor 0



Floor 1

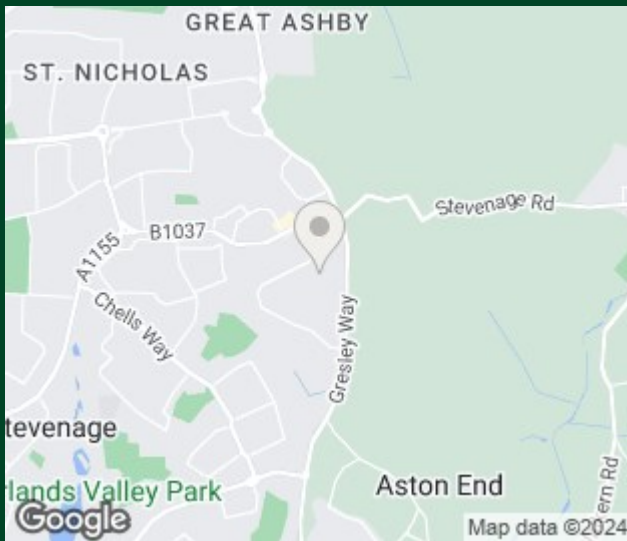


Approximate total area^m
 768.68 ft²
 71.41 m²

(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: C

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-58) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	86		
	66		
England & Wales	EU Directive 2002/91/EC	England & Wales	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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