



The Chilterns, Great Ashby, Stevenage, SG1 6AZ

****BACK TO MARKET****HIGHLY IMPRESSIVE Two Bedroom SEMI DETACHED HOME with DRIVEWAY for TWO CARS located in the early phase of Great Ashby, Features include, Open Plan FITTED KITCHEN, Lounge and Dining Area, Downstairs W.C, TWO DOUBLE BEDROOMS, Fitted Family Bathroom, SOUTH FACING GARDEN, Viewing Strongly Suggested.

Offers Over £365,000

The Chilterns, Great Ashby, Stevenage, SG1 6AZ

- Highly Impressive Two Semi Detached
- Located in the Early Phase of Great Ashby
- Lounge and Dining Area
- Two Double Bedrooms
- South Facing Rear Garden
- Driveway for Two Cars
- Fitted Kitchen
- Downstairs W.C
- Fitted Family Bathroom
- Viewing Strongly Suggested

Entrance Hallway

14'1 x 3'3 (4.29m x 0.99m)

Luxury Vinyl Flooring, Coved Ceiling, LED Spot Lighting, Dado Rail, Consumer Unit, Single Panel Radiator, Smoke Alarm, Vanity Unit.

Downstairs W.C

5'2 x 2'9 (1.57m x 0.84m)

Hand Basin with Tiled Splash Back, Heated Towel Rail, Low Level W.C with Push Button flush, Double Glazed Window to Front Aspect, Luxury Vinyl Flooring.

Fitted Kitchen / Opening to Living Space

24'6 x 12'11 (7.47m x 3.94m)

Cupboards at Eye and Base Level, Double Glazed Window to Front Aspect, Roll Top Work Surfaces, Breakfast Bar, LED Spot Lighting, Gas Hob and Oven, Tiled Splash Back, Built in Fridge/Freezer, Wall Mounted Worcester Boiler, Extractor Fan, Opening to Living Space, Luxury Vinyl Flooring.

Dining Area

Under stairs cupboard, LED Spot Lighting, Panelled Wall, Coved Ceiling, French Doors Opening to Garden, Luxury Vinyl Flooring.

Lounge Area

11'6 x 7'11 (3.51m x 2.41m)

Luxury Vinyl Flooring, T.V Point, Double Glazed Window to Front Aspect, Panelled Wall, Door to Utility Room, LED Spot Lighting.

Utility Room

4'4 x 7'7 (1.32m x 2.31m)

Laminate Flooring, Roll Top Work Surfaces, Space for Washing Machine and Tumble Dryer, Door to Rear Garden.

Landing

6'4 x 3'6 (1.93m x 1.07m)

Doors to all rooms, Loft Access, Coved Ceiling, Storage Cupboard.

Bedroom One

8'5 x 10'11 (2.57m x 3.33m)

Single Panel Radiator, Double Glazed Window to Rear Aspect, Coved Ceiling, 4 x Fitted Wardrobes.

Bedroom Two currently has a partition wall up

Double Glazed Window to Front Aspect, Storage Cupboard, Single Panel Radiator, LED Spot Lighting, Dimer Switch.

Fitted Bathroom

5'10 x 5'11 (1.78m x 1.80m)

Tiled Flooring, Heated Towel Rail, Shelving Units, Push Button W.C, Bath and Mixer Tap, Rainfall Shower, Double Glazed Window to Side Aspect, Wash Basin with Tiled Splash Back, LED Spot Lighting.

Rear Garden

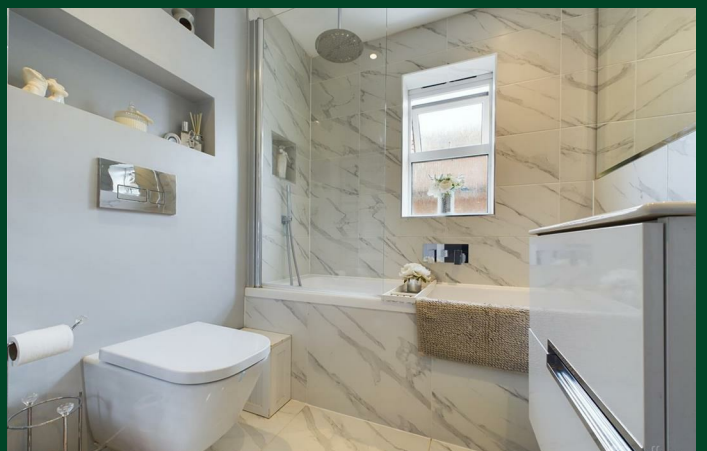
Patio Area, Outside Tap, Doors to Utility Room, Timber Fencing with Concrete Posts, Laid to Lawn, Outside Lighting, Shingled Boarder.

Front Driveway

Parking for Two Cars, Block Paved, Outside Lighting.

Local Information

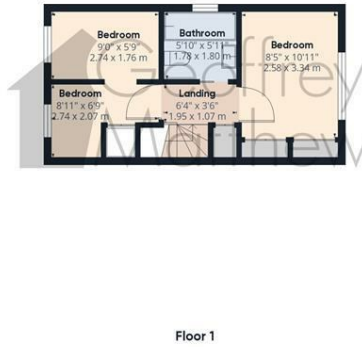
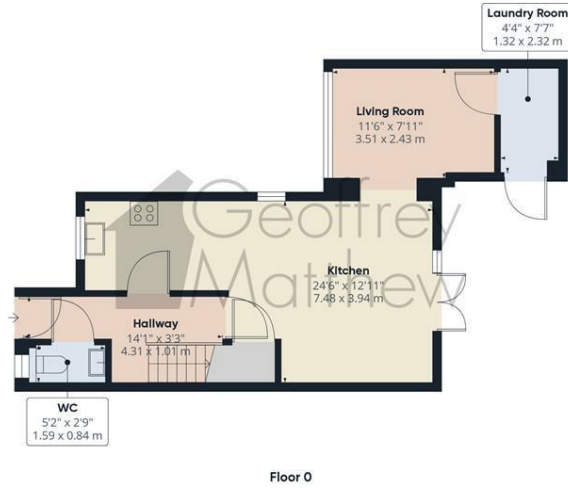
The Chilterns is a very popular location in Great Ashby which is a short distance to the local shopping complex and Round Diamond School.







Floor Plan



Approximate total area¹⁾
732.16 ft²
68.02 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Council Tax Details

Band:

| 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 |

Current Energy Rating: 70
Potential Energy Rating: 82

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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