



## Fawcett Road, Chells, Stevenage, SG2 0EH

EXCEPTIONALLY PRESENTED, EXTENDED Front and Rear and MODERN Three Bedroom Family Home situated in Upper Chells within Catchment to Noble School. Features include, FITTED KITCHEN, Reception Room/Office, Extended Lounge Area, LOG CABIN, Three Double Bedrooms, FITTED BATHROOM, Front and Rear Garden, Viewing Highly Recommended.

£375,000

# Fawcett Road, Chells, Stevenage, SG2 0EH

- Exceptionally Presented, Extended Three Bedroom • Located in Upper Chells with Catchment of Noble Family Home
- Fitted Kitchen
- Extended Lounge Area
- Three Double Bedrooms
- Front and Rear Garden
- Reception Room/Office
- Recently Installed Log Cabin
- Fitted Bathroom
- Viewing Highly Recommended

## Entrance Hallway

15'9 x 5'10 (4.80m x 1.78m )

Laminate Flooring, Double Glazed Door to Front Aspect, Coat Cupboard, Stairs to 1st Floor Landing.

## Extended Lounge Area

16'4 x 12'3 (4.98m x 3.73m )

Double Glazed Window to Front Aspect, Gas Fire, Stone Surround and Wooden Mantle, T.V Point, Coved Ceiling, Uplighting, Column Radiator.

## Office/Reception Room

9'7 x 8'11 (2.92m x 2.72m)

Column Radiator, Laminate Flooring, Coved Ceiling.

## Dining Room

7'0 x 8'2 (2.13m x 2.49m)

Laminate Flooring, Coved Ceiling, French Doors Opening to Garden.

## Kitchen Area

9'7 x 9'4 (2.92m x 2.84m )

Roll Top Work Surfaces, Cupboards at Eye and Base Level, Space for Fridge/Freezer, LED Spot Lighting, Gas Hob and Oven, Extractor Fan, Tiled Splash Back, Stainless Steel Sink with Mixer Tap, Double Glazed Window to Rear Aspect, Space for Washing Machine, Tiled Flooring, Door Leading to side Ally.

## Landing

4'0 x 11'4 (1.22m x 3.45m )

Loft Access, Cupboard with Radiator, Large Storage Cupboard, Doors to all rooms.

## Bedroom One

11'11 x 10'5 (3.63m x 3.18m )

7 x Fitted Wardrobes, Dresser, and Draw Units, Double Glazed Window to Front Aspect, Single Panel Radiator, T.V Point.

## Bedroom Two

9'10 x 12'9 (3.00m x 3.89m)

Double Glazed Window to Rear Aspect, Column Radiator, Ideal Combi Boiler (Installed in Jan 2024).

## Bedroom Three

11'8 x 7'3 (3.56m x 2.21m)

Over Stairs Cupboard, Double Glazed Window to Front Aspect, Column Radiator.

## Fitted Bathroom

Light Sensor, Extractor Fan, Wash Basin with Mixer Tap, Low Level W.C, Vanity Cupboard, Low Level W.C, LED Spot Lighting, Bath with Mixer Tap, Column Radiator, Double Glazed Window to Rear Aspect, Mains Shower and Mixer Tap.

## Log Cabin

9'0 x 10'8 (2.74m x 3.25m)

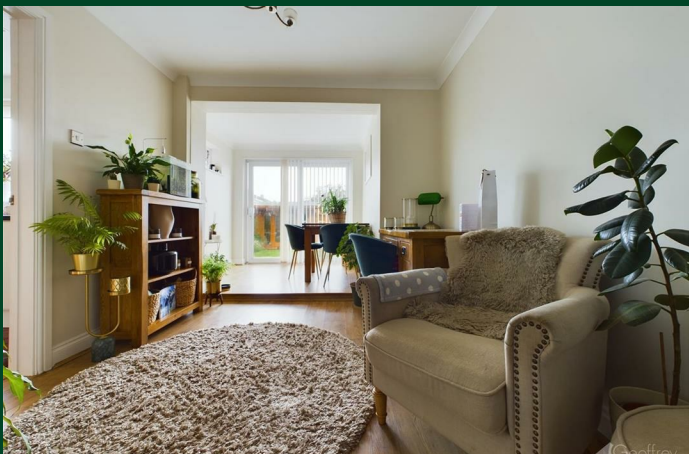
Installed by Skinner Sheds in 2022, Consumer Unit, Double Doors Opening to Garden, Power and Light.

## Rear Garden

Outside Lighting, Laid to Lawn, Patio Area, Side Gated Access, Outside Tap.

## Local Information

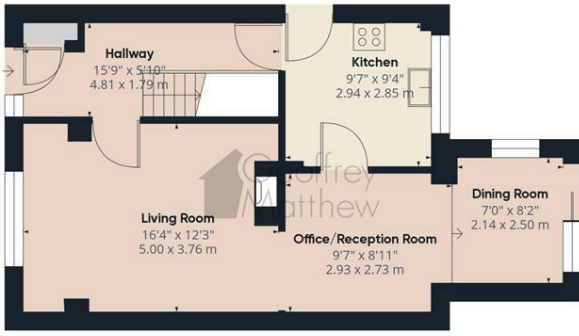
Raleigh Crescent is situated in the exceeding desirable Upper Chells Area, which is situated a short distance from Fairlands Valley Park, The Glebe Shopping Complex and is within Easy Catchment to Noble, Marriots Lodge Farm and Camps Hill Schools.



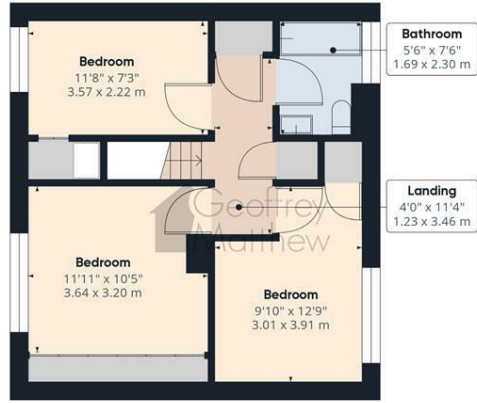




# Floor Plan



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



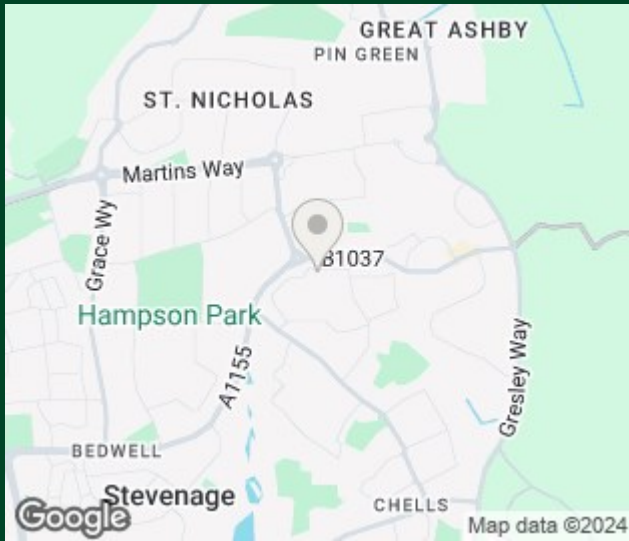
**Approximate total area<sup>m</sup>**  
 1080.59 ft<sup>2</sup>  
 100.39 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



## 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>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(61-81) <b>B</b>		
(69-80) <b>C</b>			(49-60) <b>C</b>		
(55-68) <b>D</b>			(35-48) <b>D</b>		
(39-54) <b>E</b>			(20-54) <b>E</b>		
(21-38) <b>F</b>			(11-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
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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