



The Hedgerows, Chells Manor, Stevenage, SG2 7DQ

****A BEAUTIFULLY MAINTAINED THREE BEDROOM SEMI DETACHED HOUSE**** Situated In The Continually Sought After Chells Manor Location, Which Offers A Range Of Local Amenities Including Superb Catchment For Both Nobel And Marriots Secondary Schools As Well As Several Primary Schools. As Mentioned The House Has Be Maintained To A Very Good Standard And Benefits From Downstairs Cloakroom, Lounge, Modern Fitted Kitchen, Large Conservatory, Good Size Bedrooms And A Refitted Bathroom. Whilst Externally Offering A West Facing Garden With Artificial Lawn, Attached Garage & Drive. **EARLY VIEWING IS A MUST !!!!**

Price £400,000

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- THREE BEDROOM SEMI DETACHED HOUSE
- CHELLS MANOR
- DOWNSTAIRS WC
- LOUNGE
- MODERN FITTED KITCHEN
- LARGE CONSERVATORY
- THREE GOOD SIZE BEDROOMS
- REFITTED BATHROOM
- GARAGE & DRIVE
- EXCELLENT SCHOOL; CATCHMENT AREA

ENTRANCE HALLWAY

With access via a UPVC double glazed door, Oak effect flooring, single panel radiator and smoke alarm.

DSWC

Fitted with a close coupled WC, a modern rectangular hand wash basin and mixer tap set in a white gloss vanity unit, tiled walls to the lower portion, a frosted UPVC double glazed window, a continuation of the Oak effect flooring, fuse box and a single panel radiator.

LOUNGE

15'3" x 11'3" (4.65m x 3.43m")

a good size lounge area with a continuation of the Oak effect flooring, a full length UPVC double glazed window to the front aspect, an under stairs storage cupboard and a double panelled radiator and radiator cover.

KITCHEN

14'7" x 7'10" (4.45m x 2.39m")

A Generous size Modern Fitted Kitchen with an ample selection of warming sage wall, base and drawer units, off white granite worktops, an inset butler style stainless steel sink with chrome mixer tap over, under counter space for washing machine, dryer, and a space for a vertical fridge freezer, eye level double oven and grill, five ring gas hob with stainless steel chimney style cooker hood over,

integrated microwave, granite upturns and ceramic tiled flooring, under unit lighting, UPVC door and window to the rear aspect and inset lighting.

CONSERVATORY

9' x 14'6" (2.74m x 4.42m")

A UPVC constructed conservatory space which offers fantastic additional space, with UPVC French patio doors to the rear aspect, a Victorian pitched roof, dwarf wall and windowsills, ceramic tiled flooring, power points and lighting.

STAIRS TO FIRST FLOOR LANDING

UPVC double glazed window to the side aspect, access to the loft space which is boarded, and a built in cupboard housing the hot water cylinder.

BEDROOM ONE

12'10" x 8'4" (3.91m x 2.54m")

A double bedroom with a UPVC double glazed window to the rear aspect, coving to ceiling and a double panelled radiator.

BEDROOM TWO

UPVC double glazed window to the front aspect, coving to the ceiling and single panel radiator.

BEDROOM THREE

A good size single bedroom with UPVC double glazed window to the rear aspect, single panel radiator and coving to the ceiling.

BATHROOM

A modern refitted bathroom comprising of a fully enclosed corner shower with electric shower, a hidden cistern WC with chrome push button flush, a corner positioned hand wash basin and mixer tap, fully tiled walls, heated towel rail, wood effect laminate flooring and a frosted UPVC double glazed window.

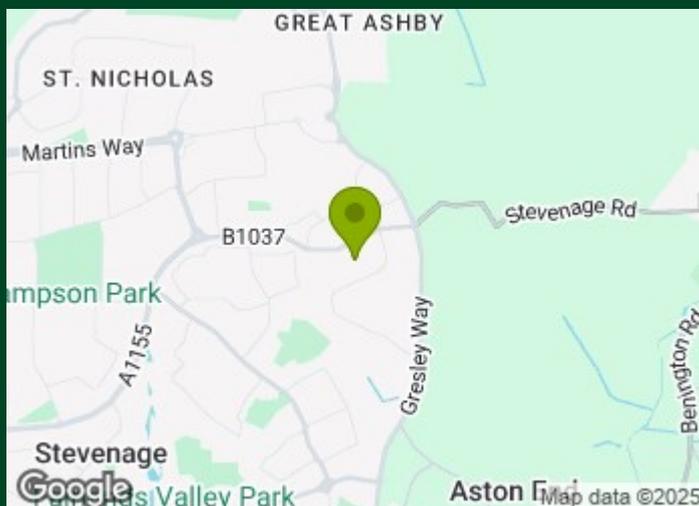
REAR GARDEN

An extremely tidy west facing rear garden, with an artificial lawn and mature planted borders, a small paved patio area and access to the garage space,

GARAGE & DRIVE

17'1" x 8'7" (5.21m x 2.62m")

An attached garage with up and over door, power and lighting along with eave storage and a wall mounted gas boiler.



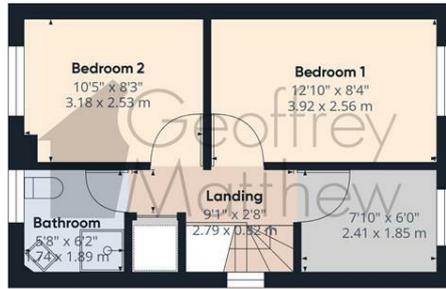
Directions



Floor Plan



Floor 0



Floor 1



Approximate total area[®]
 935.69 ft²
 86.93 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

stevenage borough council Band D

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