



Hayfield, Chells Manor, Stevenage,

Guide Price £585,000

 Geoffrey
Matthew



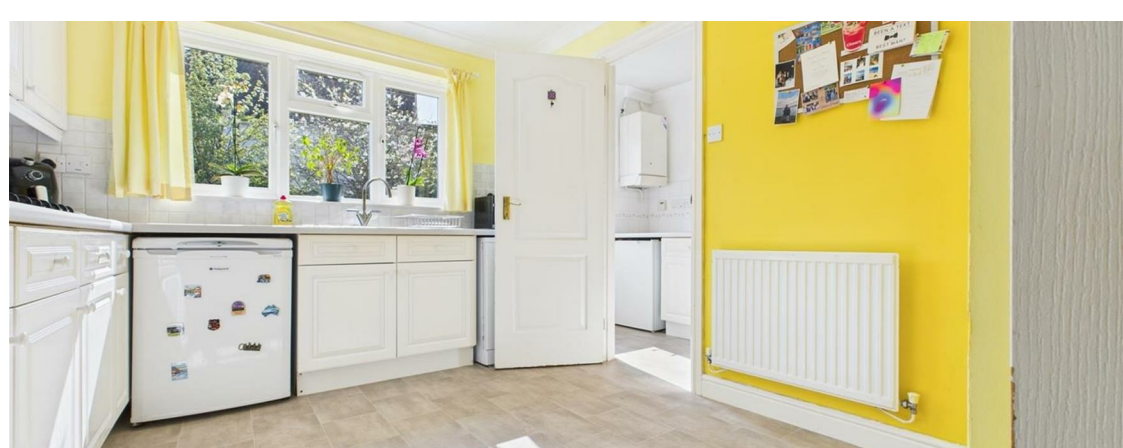
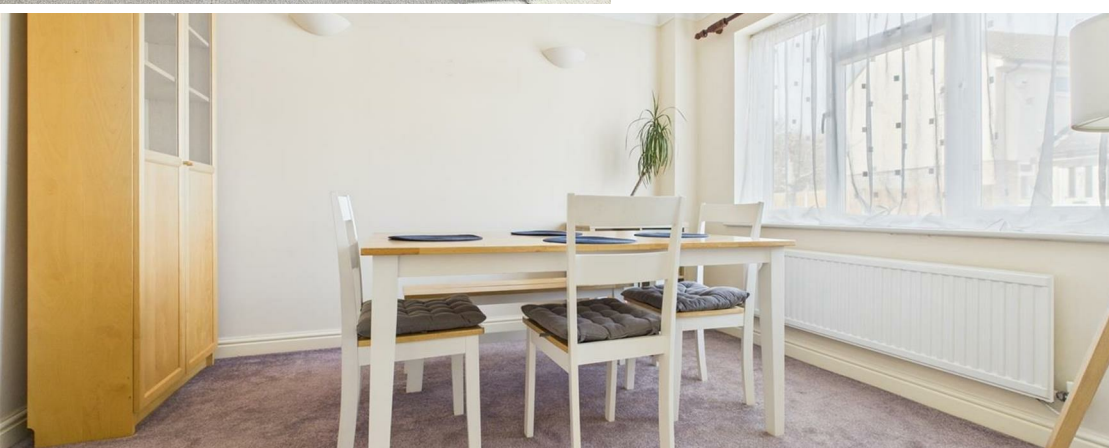
*****CHAIN FREE***** GUIDE PRICE £585,000-£600,000. Geoffrey Matthew Are Delighted To Be Able To Offer For Sale This Spacious Four Bedroom Executive Family Home, Situated In A Quite Cul_De-Sac Within The Continually Sought After Chells Manor Area, Which Offers A Superb Catchment Area For Both Primary And Secondary Schools, Whilst Also Offering A Range Of Local Amenities Close By And A Selection Of Woodland Walks. Internally The Property Is In Good Order And Offers Very Good Living Space For The Growing Family, Featuring Lounge, Dining Room, Office, Kitchen With Utility Room, Downstairs Cloakroom, Whilst Upstairs Includes A Very Generous Master Bedroom With En-Suite Bathroom, Three Further Good Size Bedrooms And A Large Family Bathroom. Externally Benefiting From A Double Garage And Drive Along With A Spacious Rear Garden. OFFERED CHAIN FREE !!!





- FOUR BEDROOM
- DETACHED FAMILY HOME
- CHELLS MANOR
- LOUNGE & DINING ROOM
- OFFICE
- KITCHEN & UTILITY ROOM
- MASTER BEDROOM WITH EN-SUITE
- LARGE BATHROOM
- GREAT SCHOOL CATCHMENT AREA
- DOUBLE GARAGE
- CHAIN FREE









ENTRANCE HALLWAY

A sizeable entrance hall with access via a part glazed UPVC double glazed door and a matching side window, a small under stairs storage cupboard and a small under stairs recess, coving to ceiling, smoke alarm, and a single panel radiator.

DOWNSTAIRS WC

Fitted a close coupled WC and a wall hung hand wash basin with tiled splash back, tile effect vinyl flooring, a single panel radiator and Frosted UPVC double glazed window.

OFFICE

6'10"x 8'7" (2.08m"x 2.62m")

Great office space situated to the front of the house, with a single panel radiator, wood effect laminate flooring, fuse box, UPVC double glazed window to the front aspect and coving to the ceiling.

LOUNGE

16'4"x 12'9" (4.98m"x 3.89m")

A generous size living room with UPVC double glazed French patio doors allowing access to the rear garden, a UPVC double glazed window to the rear aspect, two single panel radiators, wall lighting, a fitted gas fire with wooden mantel and granite hearth, coving to the ceiling.

KITCHEN

9'7"x 12'8" (2.92m"x 3.86m")

A good size square kitchen space fitted with a selection of wall and base units with under unit lighting, roll edge work surfaces with an inset one and half bowl stainless steel sink and drainer with mixer tap, integrated eye level electric oven and grill, Five ring gas hob, under counter space for fridge and separate freezer (alternatively a dishwasher), tile effect vinyl flooring, single panel radiator and a UPVC double glazed window to the rear aspect.

UTILITY ROOM

4'9"x 10'3" (1.45m"x 3.12m")

Fitted with similar wall and base units to the kitchen, under counter space for appliances, wall mounted boiler, tile effect vinyl flooring, coving to the ceiling and a UPVC double glazed door to the garden space.

DINING ROOM

9'5"x 10'2" (2.87m"x 3.10m")

A spacious dining room with a UPVC double glazed window to the front aspect, single panel radiator, wall lighting and coving to the ceiling.

STAIRS TO THE FIRST FLOOR LANDING

Spacious landing with a UPVC double glazed window to the front aspect,, large airing cupboard housing hot water cylinder, two loft hatches one of which has a fitted ladder, boarding and doors to all first floor accommodation.

MASTER BEDROOM

14'10"x 10'9" (4.52m"x 3.28m")

A large double bedroom with single and double fitted wardrobes, a UPVC double glazed window to the rear aspect, single panel radiator and coving to the ceiling.

EN-SUITE

Fitted with a fully enclosed shower cubicle with wall mounted shower fittings, a hand wash basin set in vanity unit, a close coupled WC, fully tiled walls, tile effect vinyl flooring, inset lighting and extractor fan, a single panel radiator and a Frsosted UPVC double glazed window.

BEDROOM TWO

8'6"x 10'9" (2.59m"x 3.28m")

Again a double bedroom, with a UPVC double glazed window to the rear aspect, single panel radiator, coving to the ceiling and double fitted wardrobe.

BEDROOM THREE

7'6"x 9'10" (2.29m"x 3.00m")

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

BEDROOM FOUR

8'5"x 8'8" (2.57m"x 2.64m")

again a good size bedroom with a UPVC double glazed window to the front aspect, single panel radiator, fitted wardrobe and coving to the ceiling.

BATHROOM

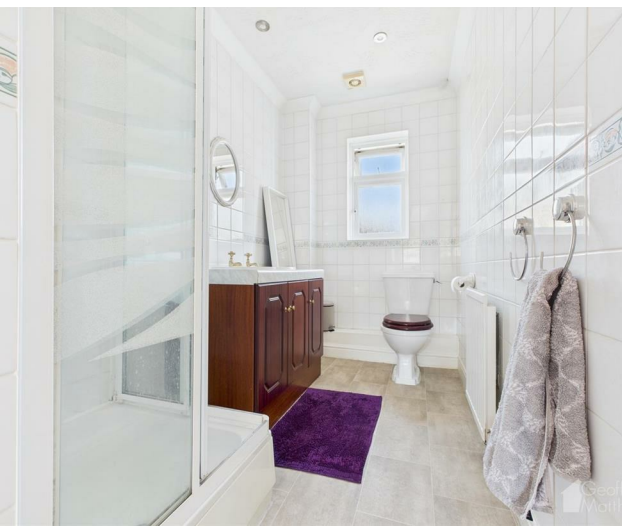
A large than usual bathroom, fitted with a panel surround bath with chrome mixer tap and shower hose attachment, a fully enclose corner shower with wall mounted chrome shower fittings, a hand wash basin set in a white gloss vanity unit and chrome mono-bloc tap, close coupled WC, fully tiled walls, single panel radiator, inset lighting and extractor fan, Frosted UPVC double glazed window and tile effect vinyl flooring.

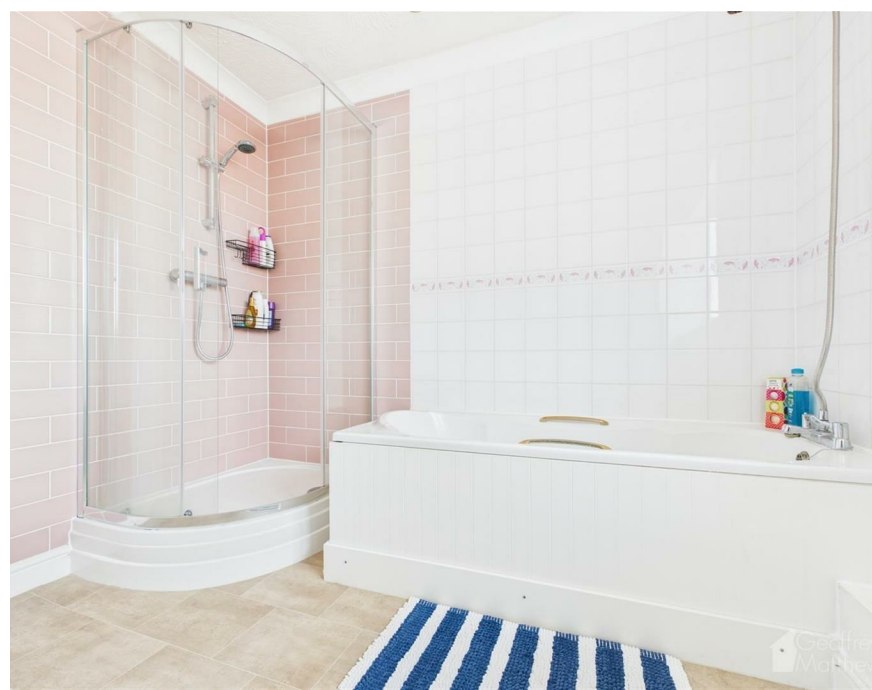
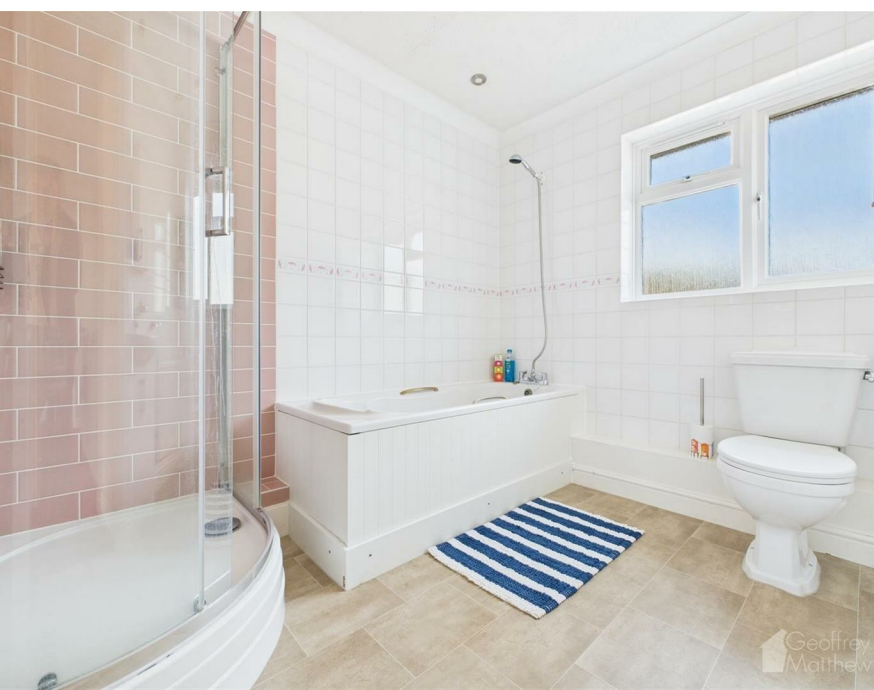
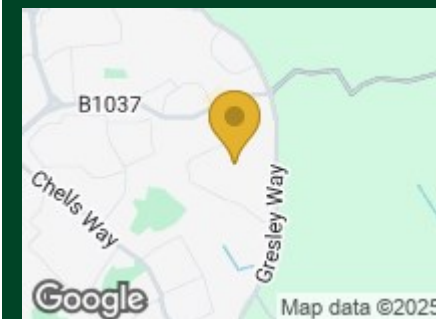
REAR GARDEN

A generous size south/ east facing rear garden, with gated side access and access to the double garage, mostly lawn with and paved terrace.

DOUBLE GARAGE

Double garage attached to the house, with eave storage up and over doors power points and lighting and access to the rear garden, drive way to the front of the garage.





Council Tax Details

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A		Very environmentally friendly - lower CO ₂ emissions (92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(49-54) E		(49-54) E	
(41-48) F		(41-48) F	
(35-40) G		(35-40) G	
Not energy efficient - higher running costs EU Directive 2002/91/EC		Not environmentally friendly - higher CO ₂ emissions EU Directive 2002/91/EC	
England & Wales		England & Wales	



These particulars, whilst believed to be accurate are set out as a general guideline only 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 to the property.



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