



## Downlands, Chells Manor, Stevenage, SG2 7BH

GUIDE PRICE £575,000 - £590,000 A SUBSTANTIAL and MODENISED FOUR/THREE BEDROOM DETACHED HOME with GARAGE DRIVEWAY FOR TWO CARS Positioned on a LARGE PLOT at the end of an EXCLUSIVE Cul De Sac in One Of the Most Respectable Positions close to the Historical Chells Manor House. Features Include, SPACIOUS FITTED KITCHEN/BREAKFAST ROOM, OPEN PLAN Dining Room, Lounge Area, Downstairs W.C, 16FT MASTER BEDROOM with Ensuite, FITTED BATHROOM, Delightful Rear Garden with Door to Store Room and Garage, Viewing Highly Recommended.

Guide Price £575,000

# Downlands, Chells Manor, Stevenage, SG2 7BH



- Substantial and Modernised Four/Three Bedroom Detached Home with Garage and Driveway
- Positioned on a Large Plot at the End Of an Exclusive Cul De Sac
- Close to the Historical Chells Manor House
- Spacious Kitchen/Diner
- Open Plan Lounge and Dining Area
- Downstairs W.C
- 16ft Master Bedroom and Ensuite
- Fitted Bathroom
- Delightful Rear Garden
- Viewing Highly Recommended

**Entrance Hallway**  
12'8 x 5'11 (3.86m x 1.80m)  
Solid Oak Flooring, Double Glazed Window to Front Aspect, Coved Ceiling, Glass Bannister, Under Stairs Cupboard.

**Downstairs W.C**  
5'11 x 2'11 (1.80m x 0.89m)  
Low Level W.C, Double Glazed Window to Side Aspect, Single Panel Radiator, Understairs Cupboard, Hand Basin with Mixer Tap and Vanity Cupboard.

**Kitchen/Breakfast Room**  
19'5 x 6'9 (5.92m x 2.06m )  
Roll Top Work Surfaces, Range Cooker with Extractor Fan, Cupboards at Eye and Base Level, Coved Ceiling, Butler Sink and Mixer Tap, Coved Ceiling, Patio Doors Opening to Garden, Space for Dishwasher, Tiled Flooring, Door Opening to Utility Room.

**Laundry Room**  
8'5 x 7'6 (2.57m x 2.29m )  
Tiled Flooring, Double Glazed Window to Rear Aspect, Ideal Boiler, Double Panel Radiator, Coved Ceiling, Space for Washing Machine and Tumble Dryer, Wash Basin with Mixer Tap.

**Utility Room**  
6'9 x 7'5 (2.06m x 2.26m )  
Double Glazed Window to Front Aspect, Coved Ceiling, Spot Lighting, Laminate Flooring.

**Open Plan Dining Room**  
11'10 x 8'2 (3.61m x 2.49m )  
Double Glazed Window to Rear Aspect, Coved Ceiling.

**Lounge Area**  
19'6 x 10'3 (5.94m x 3.12m )  
T.V Point, Coved Ceiling, Double Glazed Window to Front and Rear Aspect, Double Panel Radiator, LED Spot Lighting, Electric Fire Place.

**Play Room**  
7'10 x 9'5 (2.39m x 2.87m )  
LED Spot Lighting, Coved Ceiling, Double Glazed Window to Side and Rear Aspect.

**Landing**  
2'8 x 9'9 (0.81m x 2.97m )  
Doors to all rooms, Double Glazed Window to Rear and Front Aspect, TV Point, Spot Lighting, Loft Access.

**Bedroom One (& Former 4th Bedroom)**  
8'1 x 16'11 (2.46m x 5.16m)  
Room has now been opened up and Stud Wall removed to make a Larger Master Bedroom, Coved Ceiling, 2 x Double Glazed Window to Rear Aspect, Airing Cupboard, T.V Point, Door to Ensuite.

**Ensuite**  
6'1 x 5'6 (1.85m x 1.68m )  
Tiled Flooring, Wash Basin with Mixer Tap, Low Level W.C, Heated Towel Rail, Tiled Splash Back, Shower Cubicle with Mains Shower, Extractor Fan.

**Bedroom Two**  
17'2 9'7 (5.23m 2.92m )  
Double Glazed Window to Rear and Side Aspect, Double Panel Radiator, T.V Point, Spot Lighting.

**Bedroom Three**  
11'3 x 10'10 (3.43m x 3.30m)  
Double Glazed Window to Front Aspect, T.V Point, Coved Ceiling, Single Panel Radiator.

**Bathroom**  
Bath and Mixer Tap, Tiled Flooring, Low Level W.C, Wash Basin with Mixer Tap and Tiled Splash Back, Heated Towel Rail, Vanity Cupboard.

**Garage and Driveway for Two Cars**  
16'5 x 8'3 (5.00m x 2.51m )  
Power and Lighting, Metal Up and Over Door, Driveway for Two Cars.

**Store Room**  
7'4 x 7'8 (2.24m x 2.34m )  
Power and Lighting, Door Leading to Garden.

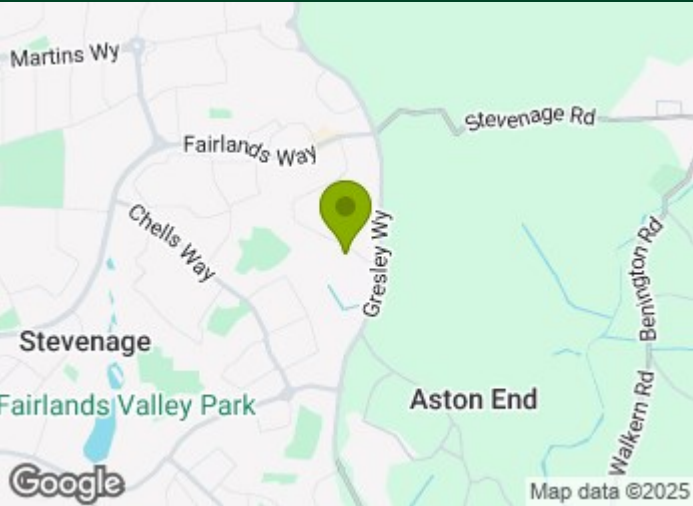
**Rear Garden**  
Decking Area, Outside Power and Lighting, Outside Tap.

**Local Information**  
Downlands was built in the mid 1980's and is a highly respected development in Chells Manor moments walk to the historical Chells Manor House.

Chells Manor mentioned appears in the Domesday book, this property is idyllically located overlooking Chells Manor House (As Pictured) and is moments walk to the duck pond.

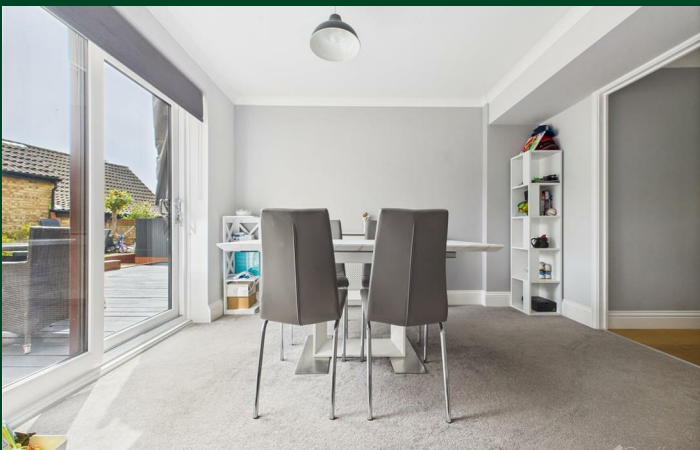
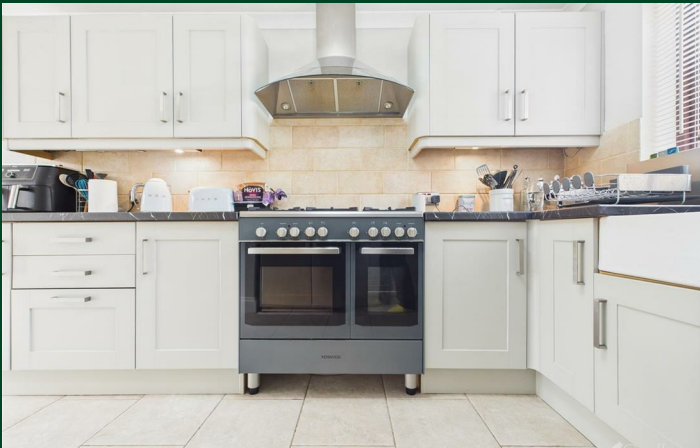
History on Chells Manor House and Chells Manor - Chells Manor House is a grade II listed building which is mentioned in the Domesday Book. It was built in either the late 14th or early 15th century for the Wake family, and was originally joined with the Manor of Box.

Between 1216 and 1272 the manor at Chells was held by the Knights Templars and afterwards the the Knights Hospitallers until King Henry VII's Dissolution of the Monasteries where it was eventually passed down to William Hale of King's Walden. This explains the nearby street names of 'Knights Templars Green' and 'Kings Walden Rise,



## Directions

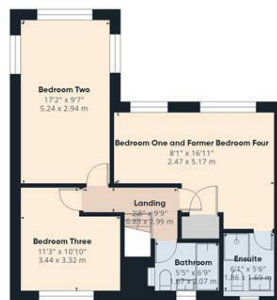




# Floor Plan



**Floor 0**



### Floor 1

**Approximate total area<sup>(ii)</sup>**  
1515 ft<sup>2</sup>  
140.7 m<sup>2</sup>

**Reduced headroom**  
4 ft<sup>2</sup>  
0.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Council Tax Details

## Band E

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.

The figure consists of two side-by-side bar charts. The left chart, titled 'Energy Efficiency Rating', compares the 'EU Directive' (blue bars) and 'Potential' (green bars) across seven energy efficiency levels. The right chart, titled 'Environmental Impact (CO<sub>2</sub>) Rating', compares the 'EU Directive' (blue bars) and 'Potential' (green bars) across seven environmental impact levels. Both charts show that the 'Potential' is significantly higher (better) than the 'EU Directive' across all categories.

| Rating                                      | EU Directive | Potential   |
|---|--------------|-------------|
| Very energy efficient - lower running costs | (92 plus) A  | (92 plus) A |
| (81-91) B                                   | (81-91) B    | (81-91) B   |
| (69-80) C                                   | (69-80) C    | (69-80) C   |
| (57-68) D                                   | (57-68) D    | (57-68) D   |
| (39-54) E                                   | (39-54) E    | (39-54) E   |
| (21-38) F                                   | (21-38) F    | (21-38) F   |
| (1-20) G                                    | (1-20) G     | (1-20) G    |

Not energy efficient - higher running costs

| Rating  | EU Directive | Potential   |
|---|--------------|-------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | (92 plus) A  | (92 plus) A |
| (81-91) B   | (81-91) B    | (81-91) B   |
| (69-80) C   | (69-80) C    | (69-80) C   |
| (57-68) D   | (57-68) D    | (57-68) D   |
| (39-54) E   | (39-54) E    | (39-54) E   |
| (21-38) F   | (21-38) F    | (21-38) F   |
| (1-20) G  | (1-20) G     | (1-20) G    |

Not environmentally friendly - higher CO<sub>2</sub> emissions

Old Harlow: 01279 444988 Email: [harlow@geoffreymatthew.co.uk](mailto:harlow@geoffreymatthew.co.uk)  
Great Ashby: 01438 740111 Email: [greatashby@geoffreymatthew.co.uk](mailto:greatashby@geoffreymatthew.co.uk)