



The Hedgerows, Chells Manor, Stevenage, SG2 7BW

* GUIDE PRICE £250,000-£265,000 * Geoffrey Matthew Are Delighted To Be Able To Offer For Sale This One Bedroom Cluster Home, Situated On The Modern Chells Manor Development, Which Offers Local Amenities Including Doctors Surgery, Close Proximity To Local Woodland Walks And Local Bus Service. Internally The Property Offers Good Size Space Which Includes Lounge, Fitted Kitchen, Double Bedroom And Bathroom. Externally Benefiting From A Very Good Size Rear Garden And Drive Way To The Front Of The House.

Guide Price £250,000

The Hedgerows, Chells Manor, Stevenage, SG2 7BW



- ONE BEDROOM CLUSTER HOUSE
- CHELLS MANOR AREA
- GOOD ORDER THROUGHOUT
- LOUNGE
- FITTED KITCHEN
- BATHROOM
- GENEROUS DOUBLE BEDROOM
- UPDATED BOILER
- ALLOCATED PARKING
- IDEAL FIRST BUY

ENTRANCE

access via a UPVC door, leading directly to the living area.

LOUNGE

A Good Size Lounge With UPVC Double Glazed French Patio Doors To The Garden, Wood Effect Laminate Flooring, Under stairs Recess, Double Panel Radiator And Coving To The Ceiling.

KITCHEN

Fitted with a good range of modern white wall and base units, wood effect work surfaces, a ceramic sink and drainer with chrome mixer tap over, wall mounted gas boiler (installed 2019), electric oven, gas hob and chimney style cooker hood, spaces for washing machine and fridge

freezer, tiled splash backs, a continuation of the wood effect laminate flooring, UPVC double glazed window and a small double panelled radiator.

STAIRS TO FIRST FLOOR LANDING

with a built in storage cupboard housing hot water cylinder and an additional storage cupboard, access to the loft space

BEDROOM

A double bedroom with two UPVC double glazed windows, a built in wardrobe, inset lighting, double panelled radiator and coving to the ceiling.

BATHROOM

with a panel surround bath and wall mounted shower, hand wash basin and

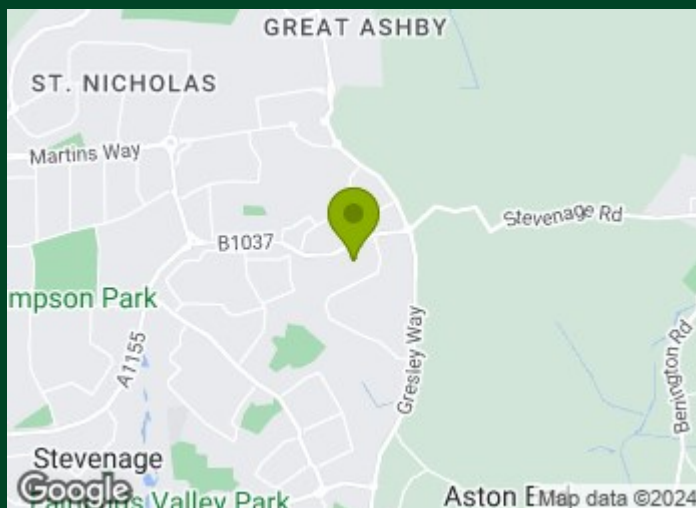
pedestal, close coupled WC, vinyl flooring, single pale radiator and a frosted UPVC window.

REAR GARDEN

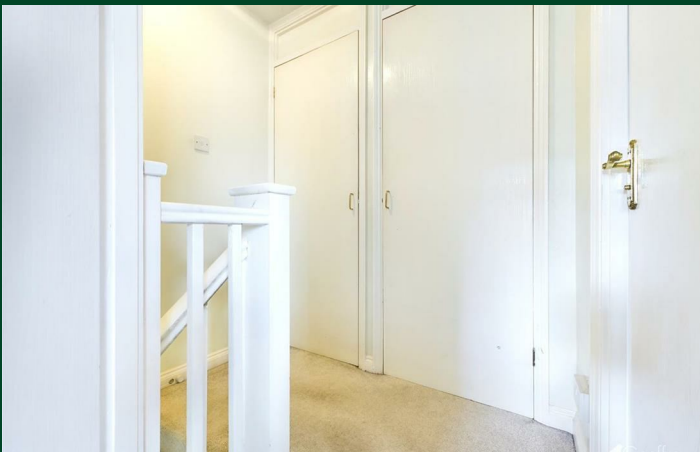
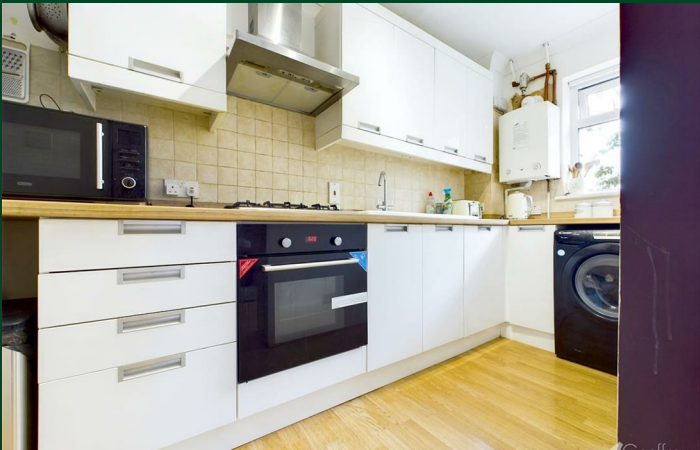
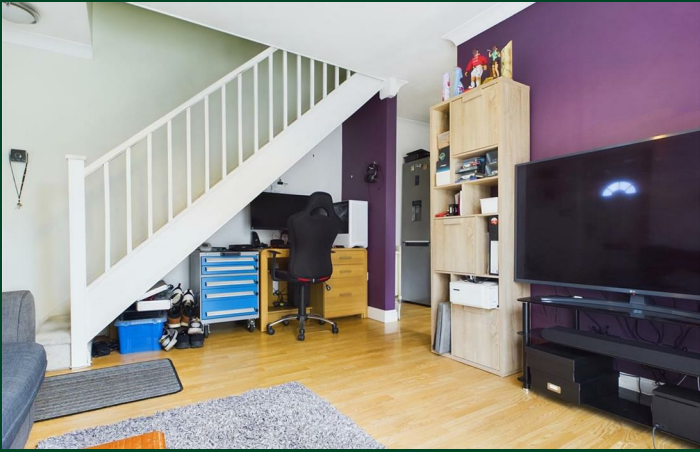
a good size rear garden which is mainly lawn with a small paved patio area, timber shed and gated side access.

FRONT ASPECT

Allocated parking.



Directions



Floor Plan



Floor 0



Floor 1



Approximate total area⁽¹⁾
 412.27 ft²
 38.3 m²

Reduced headroom
 41.91 ft²
 3.89 m²

(1) Excluding balconies and terraces

☒ Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Council Tax Details

Band

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.

