



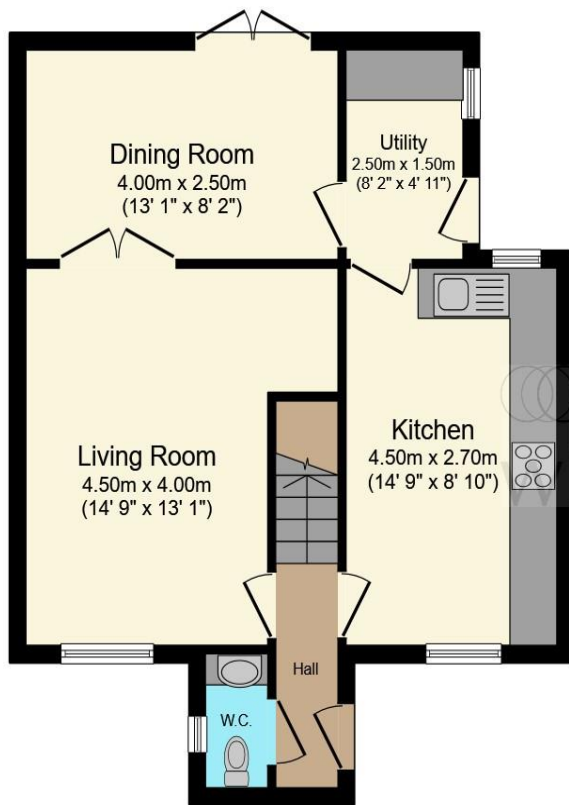
**Augustus Gate, Stevenage SG2 7QY**

**welcome to**

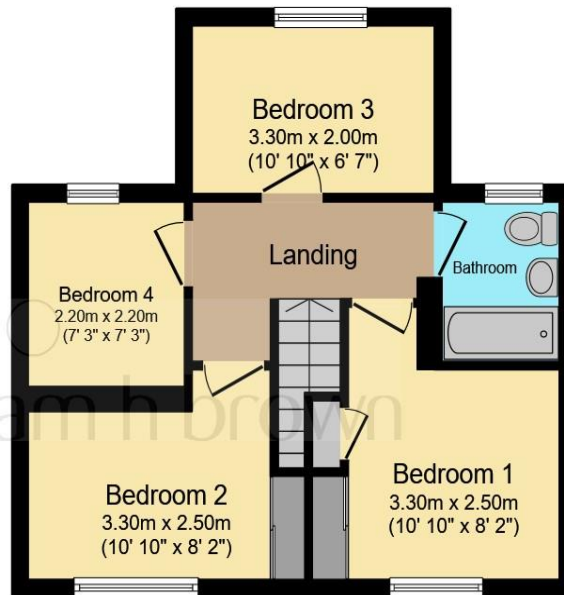
**Augustus Gate, Stevenage**

Are you looking for that extra space? this double storey EXTENDED home set in the sought after Chells Manor location boasts 4 bedrooms, dining room, downstairs w.c, garage, driveway and is fantastic condition throughout.

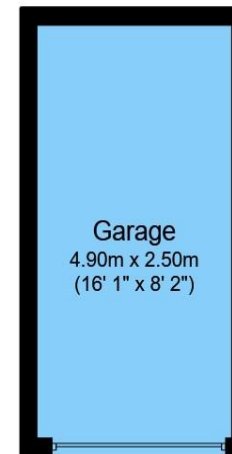




**Ground Floor**



**First Floor**



**Garage**

**Entrance Hall**

**Living Room**

14' 9" x 13' 1" ( 4.50m x 3.99m )

**Kitchen**

14' 9" x 8' 10" ( 4.50m x 2.69m )

**Dining Room**

13' 1" x 8' 2" ( 3.99m x 2.49m )

**Utility Room**

8' 2" x 4' 11" ( 2.49m x 1.50m )

**Downstairs W.C**

**Landing**

**Bedroom 1**

10' 10" x 8' 2" ( 3.30m x 2.49m )

**Bedroom 2**

10' 10" x 8' 2" ( 3.30m x 2.49m )

**Bedroom 3**

10' 10" x 6' 7" ( 3.30m x 2.01m )

**Bedroom 4**

7' 3" x 7' 3" ( 2.21m x 2.21m )

**Bathroom**

**Garden**

**Driveway**

**Garage**

16' 1" x 8' 2" ( 4.90m x 2.49m )

Total floor area 97.5 m<sup>2</sup> (1,049 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Augustus Gate, Stevenage

- Double Storey Extension To Rear
- Complete Onward Chain
- Downstairs W.C
- Garage & Driveway
- Sought After Chells Manor Location

Tenure: Freehold EPC Rating: D

**£425,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SVG102327](http://williamhbrown.co.uk/Property/SVG102327)



Property Ref:  
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