



HUNTERS
FOR SALE



iwestates.com

50 Chalkdown, Stevenage, SG2 7BG

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Offers In The Region Of £485,000

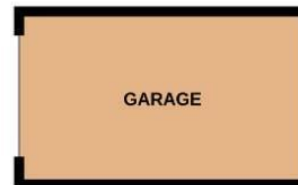
Nestled in the charming area of Chalkdown, Stevenage, this delightful detached house is ideal for families seeking a welcoming home in a peaceful neighbourhood located in a private cul-de-sac. Offered CHAIN FREE. As you enter, you are greeted by an airy hallway that leads to a generous living area and open plan dining room perfect for both relaxation and entertaining. There is a conservatory to the rear aspect. The master bedroom benefits from en-suite facilities. The detached garage is located to the front aspect and the driveway offers off road parking. Chalkdown is a sought-after area, known for its friendly community and excellent schools, making it an ideal location for growing families or working professionals.

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The floor plan shows a rectangular house with a conservatory at the top. The layout includes a kitchen, dining room, lounge, hallway, WC, and stairs leading up.

- CONSERVATORY**: Located at the top of the house, featuring a bay window.
- KITCHEN**: Located on the left side, adjacent to the conservatory.
- DINING ROOM**: Located in the center, between the kitchen and the lounge.
- LOUNGE**: Located on the right side, featuring a fireplace on the right wall.
- HALLWAY**: Located at the bottom, connecting the kitchen, dining room, and lounge.
- WC**: Located at the bottom left, adjacent to the kitchen.
- STAIRS**: Located in the hallway, with an arrow pointing 'UP'.

A floor plan of a 5-bedroom house. The layout features a central hall (brown) with a staircase labeled 'DOWN' and a door labeled 'DOWN'. The hall connects to five bedrooms (yellow) and a bathroom (light blue). The bedrooms are located at the top left, top right, bottom left, bottom right, and a central one. The bathroom is at the top center. The central bedroom is labeled 'ENSUITE' and has a door labeled 'DOWN'.



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92-plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		54	83
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

England & Wales

EU Directive
2002/81/EC



Ground Floor

Entrance Hallway

Kitchen

11'1" x 8'5"

Dining Room

8'9" x 10'9"

Lounge

18'1" x 11'9"

Conservatory

12'8" x 12'5"

W/C

First Floor

Bedroom One

11'7" x 10'1"

En-Suite

10'1" x 7'7"

Bedroom Two

10'1" x 7'7"

Bedroom Three

7'9" x 6'9"

Bedroom Four

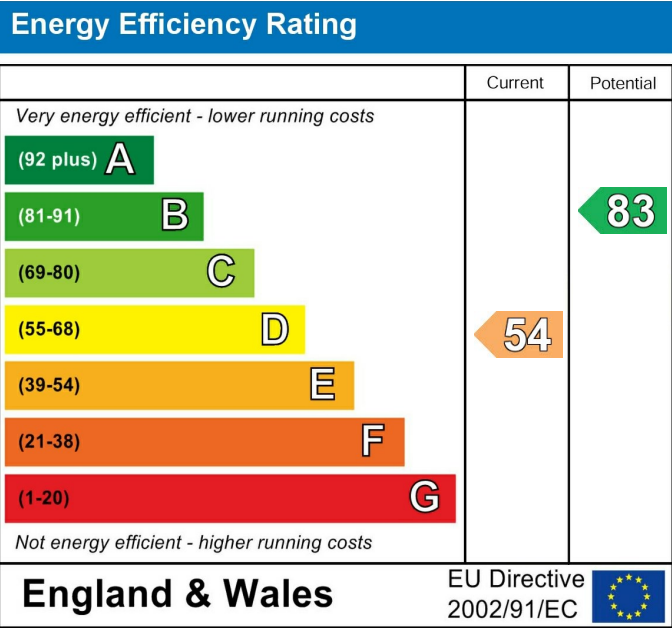
7'0" x 8'7"

Bathroom

6'4" x 7'4"

Outside

Garage & Driveway



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









