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117 Chalkdown, Stevenage, Hertfordshire, SG2 7BN

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Guide Price £350,000

Nestled in the charming area of Chalkdown, Stevenage, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

Situated in a desirable neighbourhood, residents will benefit from easy access to local amenities, schools, and parks, making it an excellent choice for families. The surrounding area boasts a friendly community feel, with plenty of opportunities for outdoor activities and leisure.

This property presents a wonderful opportunity for those looking to settle in a vibrant part of Hertfordshire. Whether you are a first-time buyer or seeking a new family home, this semi-detached house in Chalkdown is sure to impress. Do not miss this opportunity!

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Floor plan of a flat. The layout includes a Kitchen/Diner area (yellow) at the top, a Lounge area (yellow) on the right, a WC (light blue) at the bottom left, and an Upboard area (grey) on the left. The plan also shows a brown area, possibly a hallway or storage, and a small white area at the bottom left. The plan is labeled with 'KITCHEN/DINER', 'LOUNGE', 'WC', and 'UPBOARD'.

GARAGE

A floor plan diagram of a 3-bedroom house. The layout includes three bedrooms, a bathroom, and a landing. The bedrooms are represented by yellow rectangles, the bathroom by a light blue rectangle, and the landing by a brown rectangle. The text labels for each room are placed within their respective areas. The plan shows a central landing area with doors leading to the bedrooms and the bathroom. A small area labeled 'RING CLIPBOARD' is also indicated near the bathroom entrance.

BEDROOM


BEDROOM


LANDING

BATHROOM

BEDROOM

RING CLIPBOARD

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		<p>66</p>	<p>87</p>
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p> 			

Environmental Impact (CO ₂) Rating		Current	Potential
<p><i>Very environmentally friendly - lower CO2 emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO2 emissions</i></p>		<p>63</p>	<p>86</p>
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p> 			

Entrance Hallway

6'4" x 6'6"
Front door leads into property. Stairs rise to first floor.

Lounge

11'4" x 15'3"
Window to front aspect. Radiator. Understairs storage cupboard.

Kitchen/Diner

8'5" x 14'7"
Door to garden, window to rear aspect. Matching eye level and base units with roll edge work surfaces over. Sink unit & white goods. Gas hob. Space to dine. Location of wall mounted boiler. Tiled flooring. Radiator.

W/C

Window to front aspect. Low level w/c. Wash hand basin. Location of fuse board.

First Floor

Landing

Airing cupboard. Doors to all rooms.

Bedroom One

12'8" x 8'4"
Window to rear aspect. Radiator.

Bedroom Two

10'5" x 8'3"
Window to front aspect. Radiator.

Bedroom Three

6'1" x 7'9"
Window to rear aspect. Radiator.

Bathroom

6'1" x 5'7"
Window to front aspect. Low level w/c. Panelled bath. Wash hand basin.

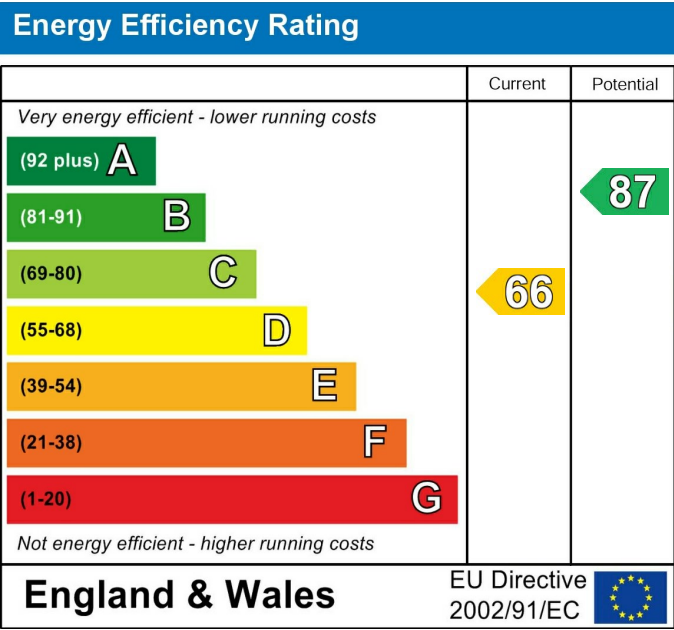
Outside

Rear Garden

Patio area, laid to lawn in the main, mature shrub borders and flowerbeds, enclosed by panel fencing. Walkway leading to garage en bloc.

Garage en bloc

Up and over door. Personal door to garden walkway. Driveway allowing for off road parking two vehicles.



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.







