



Connells

Telford Avenue
Chells Stevenage



Property Description

We are delighted to present to the market a stunning three bedroom terraced family home located in a popular residential area & boasting spacious living accommodation throughout. The property benefits from gas radiator central heating, double glazed windows & doors, neat landscaped rear garden & ample block paved driveway to front.

Telford Avenue in Chells is ideally located within easy reach of local amenities, good schooling for all ages & convenient road links to the town centre & A1M serving the north & south. Stevenage provides a fast & efficient link to London via the mainline station, the historic old high street with array of shops, restaurants & bars & the pedestrian new town centre with indoor market.

The ground floor provides a welcoming entrance hall with stairs rising to the first floor, door to a spacious lounge/diner with feature brick built fireplace, sliding double glazed patio doors to rear garden & archway to kitchen. The modern refitted kitchen offers a full range of store units with drawers and work surfaces over, range of integrated appliances which includes a fridge/freezer, washing machine, dishwasher & oven & hob with hood over. The first floor landing provides access to bedrooms and bathroom, with the main double bedroom benefiting from built in fitted wardrobes. There are 2 other good size bedrooms and a modern refitted family bathroom which comprises a P-shaped bath with shower fitting & screen.

VIEWING HIGHLY RECOMMENDED

Canopy Storm Porch

Double Glazed Front Door To Entrance Hall

Radiator, stairs rising to first floor landing

Lounge/Diner

10' 6" x 18' 5" (3.20m x 5.61m)

Traditional column radiator, feature brick built fireplace incorporating gas fire with back boiler, Double glazed sliding patio doors to rear garden, archway to

Kitchen/Breakfast Room

10' 11" max x 13' 3" (3.33m max x 4.04m)

A modern refitted range of floor & wall mounted store units with drawers and work surfaces over, sink & drainer unit with mixer tap, tiled flooring, partly tiled walls, integrated dishwasher, washing machine & fridge/freezer, built in oven & hob with hood over, built in cupboard under stairs, fitted breakfast bar, door to side passage, Double glazed windows to front

First Floor Landing

Access to partly boarded loft space, doors to bedrooms and bathroom

Main Double Bedroom

12' 4" x 10' 9" max (3.76m x 3.28m max)

Built in wardrobes with rail & shelving, radiator, Double glazed window to rear

Bedroom Two

12' 3" x 10' 8" (3.73m x 3.25m)

Radiator, built in cupboard, Double glazed window to front

Bedroom Three

10' 10" x 8' max (3.30m x 2.44m max)

Radiator, Double glazed window to rear

Family Bathroom

Modern refitted suite comprising P-shape bath with shower fitting & fitted shower screen, fully tiled walls, vanity wash hand basin with cabinet under, heated towel rail, fitted mirror, built in cupboard, Double glazed window to front

Outside

Driveway To Front

Ample block paved driveway to front

Rear Garden

Generous fully enclosed rear garden, neatly laid out to provide a stone patio area, outside water tap, mainly laid to lawn, outside lighting and further patio area to the rear. A feature of the garden is an eye catching garden pond neatly designed to provide moving water, ideal home for fish & supporting a variety of aquatic plants. There is a large timber work shed & shared side passage leading from the front, with secure gated access to the front & rear





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

To view this property please contact Connells on

T 01438 318 080
E stevenage@connells.co.uk

8 Market Place
 STEVENAGE SG1 1DB

EPC Rating: D Council Tax
 Band: C

view this property online connells.co.uk/Property/STV312261

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: STV312261 - 0003

