



iwestates.com

41 Chancellors Road, Stevenage, SG1 4AP



## 41 Chancellors Road, Stevenage, SG1 4AP

Guide Price £1,250,000

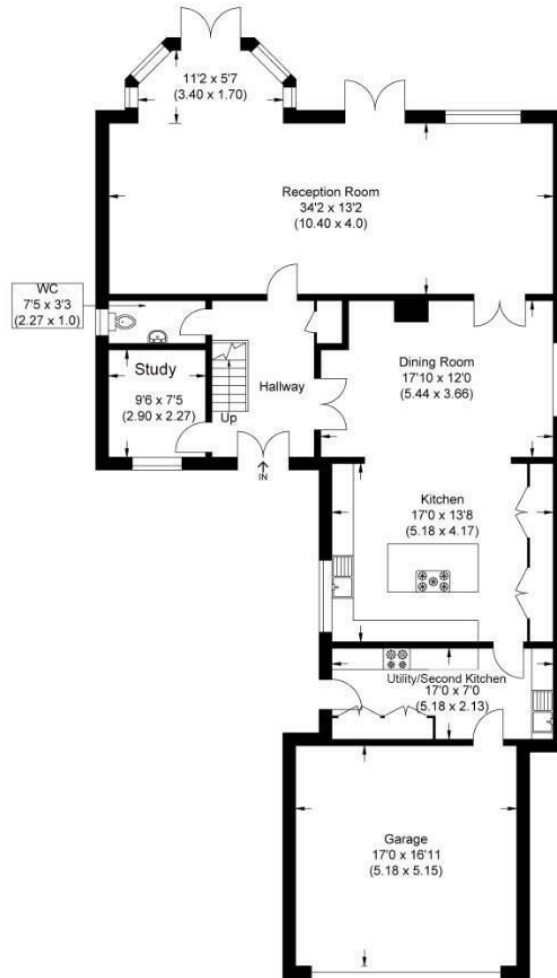
Nestled in the highly desirable Chancellors Park location this impressive detached family home offers a perfect blend of luxurious and modern living. With an expansive layout, the property boasts three spacious reception rooms, providing ample space for family gatherings and entertaining guests.

The heart of the home is undoubtedly the high specification kitchen and family dining room, designed to cater to the needs of a busy household while maintaining a stylish aesthetic. This area flows seamlessly into the magnificent 34-foot sitting room, creating a welcoming atmosphere that is perfect for relaxation or socialising.

This residence features four well-appointed bedrooms, three of which benefit from en-suite bathrooms, ensuring privacy and convenience for family members and guests alike. The additional family bathroom further enhances the practicality of this property. This beautiful home also benefits from an additional kitchen, double garage ideal for conversion if required and parking for numerous vehicles.

Overall, this residence on Chancellors Road is an exceptional opportunity for families seeking a spacious and modern home in a sought-after area. With its vast living space and high-quality finishes, it is sure to impress all who visit.

Approximate Gross Internal Area  
236.05 sq m / 2540.82 sq ft  
(Excludes Garage)  
Garage Area 26.68 sq m / 287.18 sq ft

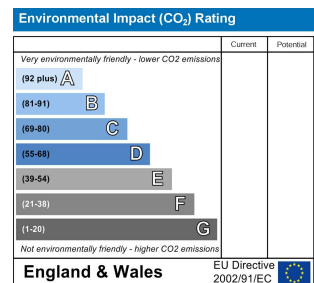
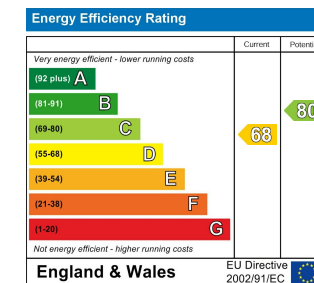


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Location

This property in Chancellors Park is near Lister Hospital, Old Town's eateries, Hitchin, 9 yards, a retail park of approximately 350,000 sq. ft over 23 units anchored by a flagship M&S and Stevenage town centre with its amenities all within a ten-minute drive.

The property is located thirty-four miles from Central London, easily accessible via the A1(M) which is only a five minutes drive away, M1 and M25. London Luton Airport is thirteen miles away, and Stevenage mainline station, a five minute drive, offers regular quick links to London Kings Cross/ St Pancras (only eighteen minutes).

Local sports facilities include Chelsfield Downs Golf Club, Knebworth Golf club, Odyssey Health Club and Spa, and David Lloyds. Nearby independent schools are Kingshott School, St. Christopher School, St Francis College, St Albans School and Haileybury.

The Saint John Henry Newman Catholic School, The Thomas Alleyne Academy is within walking distance.

The Property

The four-bedroom home has a large driveway, double garage, and over 2,800 sq. ft. of space over two floors. The double doors open into a warm and inviting hallway. Door leading into a 34-foot bright reception room, featuring two sets of French doors and a bay window which opens to the patio and garden and is filled with natural light.

Entrance

11'0"/2'0" x 5'7"

Reception

34'2" x 13'2"

W/C

7'5" x 3'3"

Office

9'6" x 7'5"

Dining Room

17'10" x 13'8"

Kitchen Diner

17'0" x 13'8"

Opposite are double doors that lead to an open-plan, spacious dining room with an adjoining kitchen featuring integrated

Siemens appliances, including a Siemens 2 burner gas hob, Gas Wok burner and an Induction hob, double eye-level Siemens Oven, Siemens Steam Oven, Siemens warming drawer, full height integrated Miele Fridge and separate Miele Freezer and Miele Dishwasher. The kitchen exudes modern elegance, featuring sleek Italian stone countertops and upstands, ample pan drawer storage. The window provides picturesque garden views, whilst the island accommodates casual meals and breakfast gatherings.

Utility/ Second Kitchen

Separate utility room that doubles as a second kitchen includes integrated Kupperbusch oven, Siemens hood, induction hob and dishwasher. The utility room includes provisions for a washing machine and tumble dryer, along with a generous double pantry for additional storage to avoid clutter, and a Blanco sink.

Completing the downstairs living space is convenient W/C, ensuring practicality and comfort for residents and guests alike.

Bedroom One

22'8" x 16'9"

Master Ensuite

7'11" x 6'7"

Bedroom Two

21'4" x 11'3"

Ensuite

8'2" x 6'3"

Bedroom Three

12'6" x 11'6"

Ensuite

7'11" x 2'11"

Bedroom Four

13'5" x 7'11"

Bathroom

9'2" x 6'3"

Rooms With a View

As you ascend the stairs, you're greeted by a bright and spacious landing. On the first floor, the principle bedroom suite impresses with twin aspects, a dressing room with floor

to ceiling wardrobes, and an en-suite bathroom equipped with a whirlpool bath offering a private retreat. This floor also includes a second bedroom suite with wall to ceiling wardrobes with a dressing area and en-suite bathroom with a rain shower. The third bedroom features an en-suite bathroom with wall to ceiling wardrobes and one further bedroom. The main family bathroom suite includes a jacuzzi bath and body jet shower for an amazing indulgent relaxing experience.

Gardens and patio

Step outside into a garden oasis, where a lush lawn stretches out before you, bordered by mature shrubs and trees that create a leafy canopy to the back. The patio offers a spacious setting for entertaining guests or indulging in al fresco dining during the warmer months, and where better to gaze up at the night sky? The surrounding walkway leads from the front garden to the rear garden and patio.

Double Garage

17'0" x 16'11"

The double garage, presenting an opportunity for future conversion into an additional annex, enhancing the home's versatility. (Subject to planning)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	68	
(55-68) D		
(39-54) E		
(24-38) F		
Not energy efficient - higher running costs		
(1-23) G		

The 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 and should not be relied upon for any legal or financial purpose. If you are applying for a mortgage, please contact your lender for more information. If you are 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.

England & WalesEU Directive 2002/91/EC







