



Trajan Gate, Chells Manor, Stevenage, SG2 7QG

Geoffrey Matthew Are Delighted To Be Able To Offer For Sale This Beautifully Presented Three Bedroom Semi Detached House, Located In The Continually Sought After Chells Manor Area, Which Offers Close Proximity To Open Countryside And Woodland Walks, Excellent School Catchment For Both Primary And Secondary Schools. Internally The Property Has Been Beautifully Maintained And Enhanced Further With The Garage Conversion, A Generous Size Lounge, Modern Fitted Kitchen, Good Size Bedrooms, Refitted En-suite And Family Bathroom, Front And Rear Gardens, And Drive Way.

Price £420,000

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- THREE BEDROOM SEMI DETACHED
 - MODERN FITTED KITCHEN
 - MASTER BEDROOM WITH EN-SUITE
 - EXCELLENT SCHOOL CATCHMENT AREA
- CHELLS MANOR AREA
 - SECOND RECEPTION ROOM/ DINING ROOM
 - FAMILY BATHROOM
- LOUNGE
 - DOWNSTAIRS WC
 - REAR GARDEN

ENTRANCE HALL

An angled porch with access via a UPVC double glazed door and matching side panel windows, Grey Oak laminate flooring, coving to the flooring, a single panel radiator, fuse box and a fitted smoke alarm.

LOUNGE

14'11"x 11'11" (4.55m"x 3.63m")
A generous size lounge with a Georgian style UPVC double glazed window to the front aspect, two single panel radiators, built in storage cupboard, and media points.

KITCHEN

15'4"x 8'11" (4.67m"x 2.72m")
A good size kitchen space which has been fitted a good range of modern white wall and base units, inset one and half bowl sink and drainer with mixer taps, spaces for washing machine and fridge freezer, Grey Oak laminate flooring gas hob and extractor fan, electric oven, wall mounted UPVC door and window to the rear aspect, double doors leading to

SECOND RECEPTION ROOM

16'3"x 8'2" (4.95m"x 2.49m")
Currently being utilised by the current owners as a dining room, UPVC double glazed French patio doors to the rear garden, a continuation of the Grey Oak laminate flooring, double panelled radiator and inset lighting.

DOWNSTAIRS WC

Recently refitted with a one piece vanity and hand wash basin with mixer tap, a close couple WC, Grey Oak laminate flooring, inset lighting and an extractor.

STAIRS TO FIRST FLOOR

with access to the loft space, fitted smoke alarm and a cupboard housing a hot water cylinder.

BEDROOM ONE

11'6"x 9'2" (3.51m"x 2.79m")
A double bedroom with a UPVC double glazed window to the front aspect and a single panel radiator.

EN-SUITE

Refitted with a fully enclosed shower cubicle with chrome fittings including a rainfall shower head, a vanity unit with drawers and a one piece hand wash basin and vanity shelf, and an enclosed cistern WC, partially tiled walls, inset lighting and extractor fan, tiled flooring and a modern column radiator, Frosted UPVC double glazed Window.

BEDROOM TWO

8'6"x 9' (2.59m"x 2.74m)
again a double bedroom with a UPVC double glazed window to the rear aspect and a single panel radiator.

BEDROOM THREE

6'x 6'4" (1.83mx 1.93m")
A good size single bedroom with a UPVC double glazed window to the front aspect, single panel radiator and a built in storage cupboard.

BATHROOM

Fitted with a three piece bathroom suite including a panel surround bath with period style mixer tap with shower attachment, hand wash basin and pedestal, a close coupled WC, frosted UPVC double glazed window, wood effect flooring and fully tiled walls.

REAR GARDEN

A good size partly walled garden, with gated side access, mainly lawn and paved patio, external tap and lighting.

FRONT ASPECT

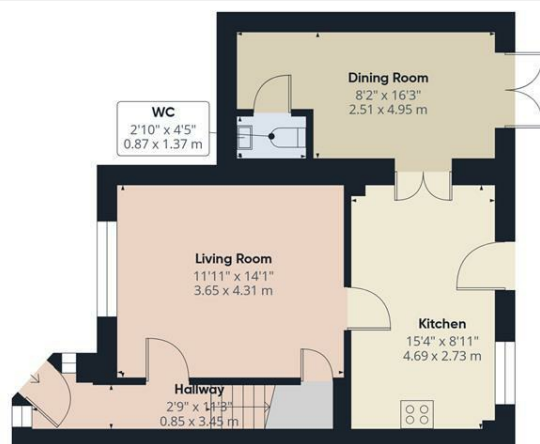
gravel front garden with pathway, additional off street parking



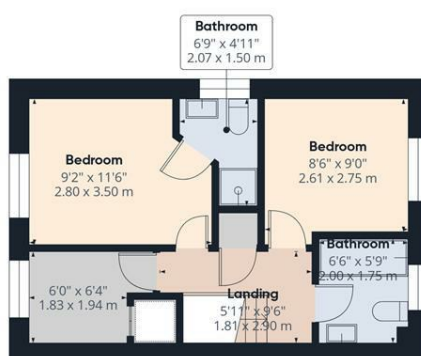
Directions



Floor Plan



Floor 0



Floor 1



Geoffrey
Matthew

Approximate total area^(m)
825 ft²
76.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Council Tax Details

Band

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating

Rating	Current (EU Directive)	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO₂) Rating

Rating	Current (EU Directive)	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		

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