



## Edison Road, Chells, Stevenage, SG2 0DF

WONDERFULLY PRESENTED and SPACIOUS Three Bedroom FAMILY HOME Located in UPPER CHELLS, Within Catchment to Chells Schooling. Features include FITTED KITCHEN/DINER, Lounge Area,, THREE DOUBLE BEDROOMS, Family Bathroom with Shower Cubicle, Delightful Rear Garden , Upper Chain Complete, VIEWING HIGHLY RECOMMENDED.

Offers Over £340,000

# Edison Road, Chells, Stevenage, SG2 0DF



- Wonderfully Presented and Spacious Three Bedroom Family Home
- Located in Upper Chells Within Catchment Schooling
- Fitted Kitchen/Diner
- Lounge Area
- Three Double Bedrooms
- Family Bathroom and Shower Cubicle
- Delightful Rear Garden
- Upper Chain Complete
- Viewing Highly Recommended

## Entrance Hallway

10'9 x 4'8 (3.28m x 1.42m)

## Fitted Kitchen/Diner

10'9 x 13'5 (3.28m x 4.09m)

## Lounge Area

10'9 x 18'3 (3.28m x 5.56m )

## Landing

8'9 x 3'1 (2.67m x 0.94m)

## Bedroom One

10'9 x 12'3 (3.28m x 3.73m )

## Bedroom Two

7'6 x 12'4 (2.29m x 3.76m )

## Bedroom Three

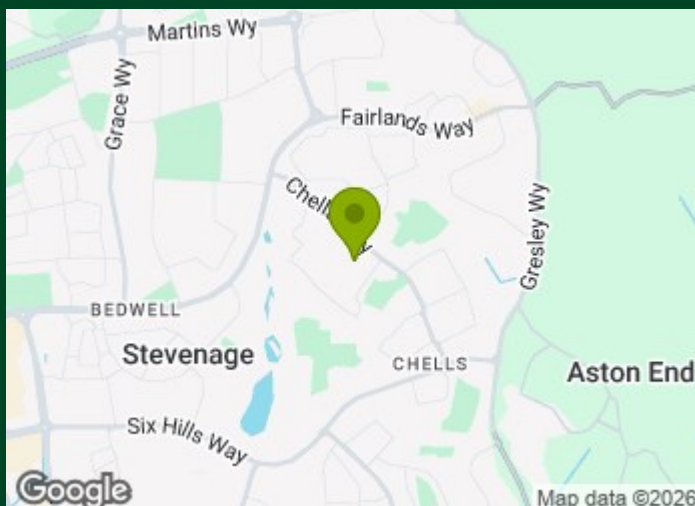
10'8 x 7'11 (3.25m x 2.41m)

## Fitted Bathroom and Shower

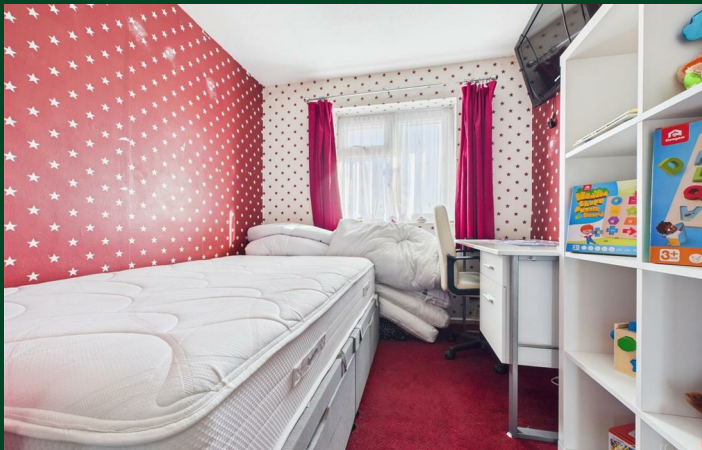
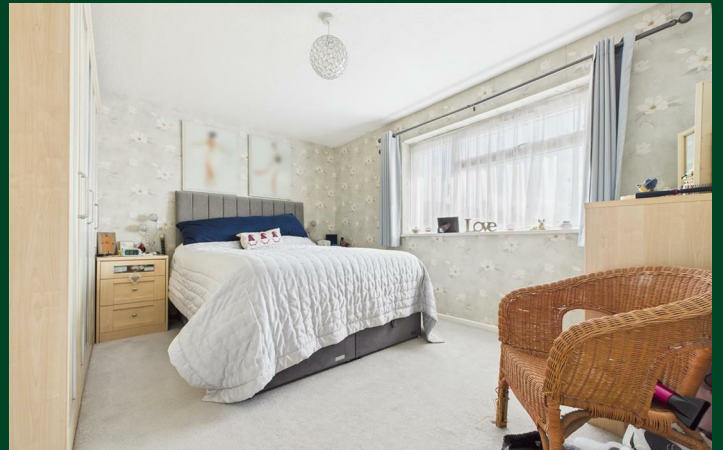
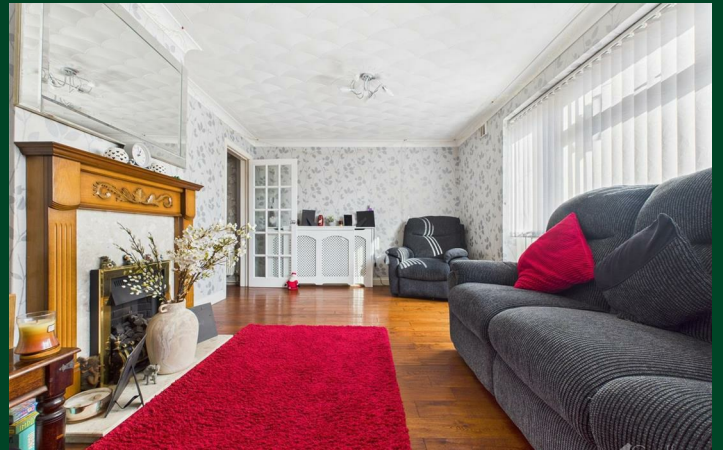
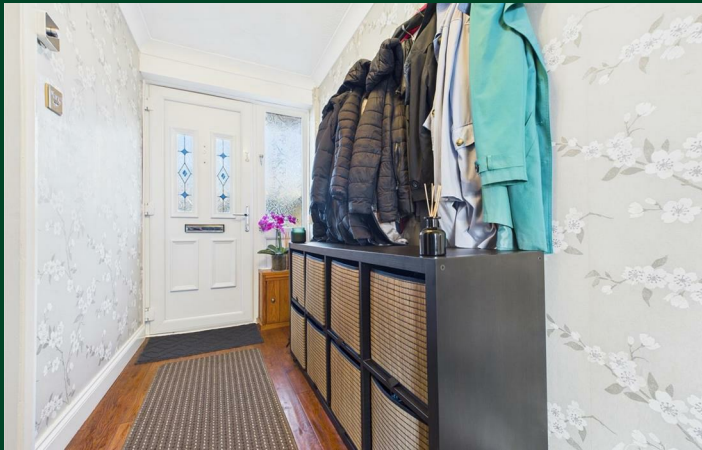
## Rear Garden

## Local Information

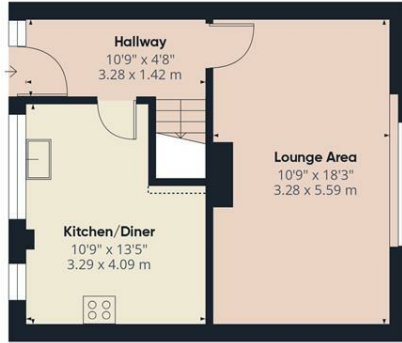
Local Information - Edison Road is situated in the exceeding desirable Upper Chells Area, which is situated a short distance from Fairlands Valley Park, The Glebe Shopping Complex and is within Easy Catchment to Noble, Marriots Lodge Farm and Camps Hill Schools.



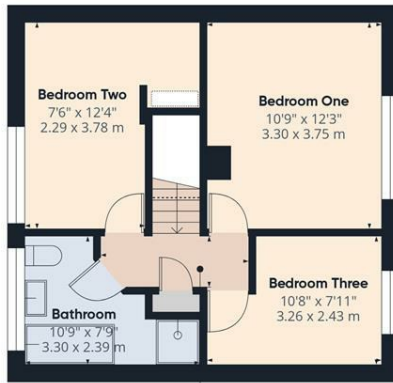
## Directions



# Floor Plan



Floor 0



Landing  
8'9" x 3'1" / 2.68 x 0.94 m

Floor 1



**Approximate total area<sup>(1)</sup>**

793 ft<sup>2</sup>  
73.7 m<sup>2</sup>

**Reduced headroom**

1 ft<sup>2</sup>  
0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

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 C

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