



Kings Walden Rise, Stevenage, SG2 0JX

£475,000



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# Kings Walden Rise, Stevenage

Offered to market CHAIN FREE and nestled within the sought-after area of Kings Walden Rise, Chells Manor, this beautifully presented semi-detached home combines modern living with generous family accommodation. The property has been thoughtfully extended to both the rear and side, creating a spacious and versatile home perfectly suited to contemporary family life.

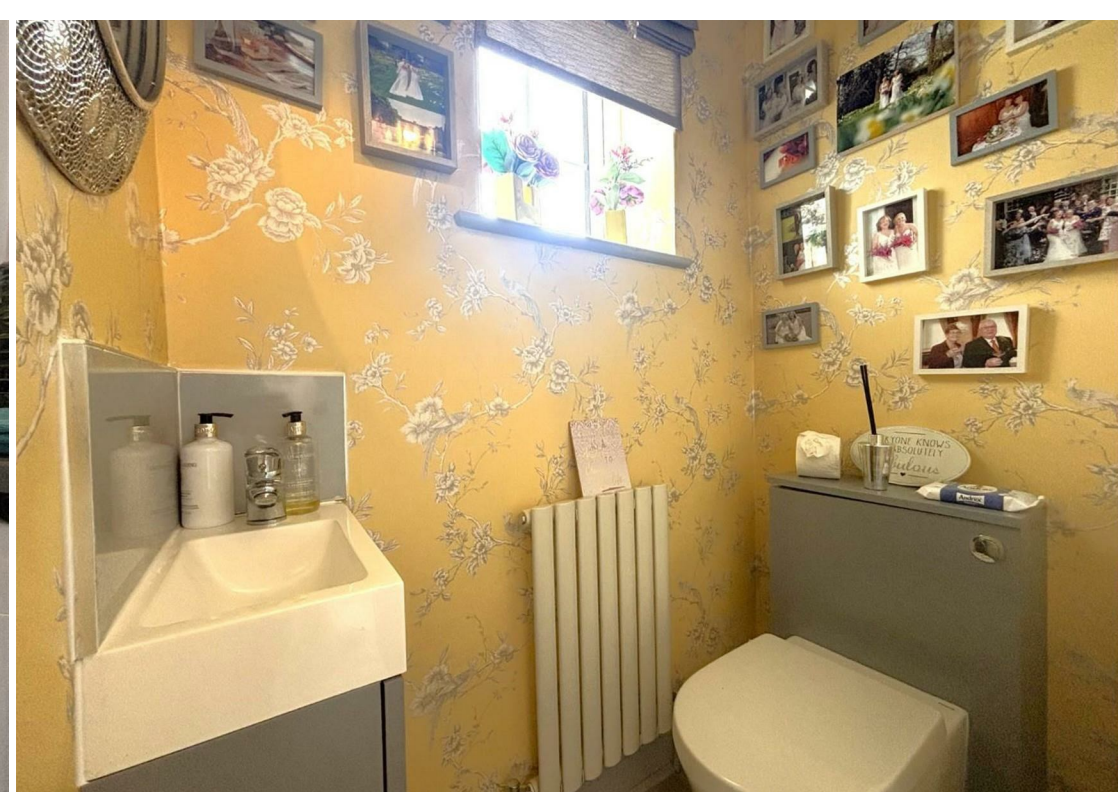
Upon entering, you are welcomed by a downstairs WC and large living area, offering a warm and inviting atmosphere ideal for both relaxing and entertaining. At the heart of the home is the impressive open-plan living, kitchen and dining space, with bifold doors designed to provide seamless day-to-day living and an excellent setting for hosting family and friends. The flowing layout creates a bright and sociable environment throughout.

The property offers three generously sized bedrooms, including a superb principal suite featuring a stylish ensuite shower room and a walk-in wardrobe, adding a touch of luxury and practicality. The remaining bedrooms are equally versatile and can easily accommodate family members, guests, or those working from home.

Further benefits include a modern bathroom, helping to ease busy family mornings, while outside the property provides a beautiful rear garden with artificial grass and driveway providing parking for multiple vehicles. An EV charging point adds further appeal for modern buyers.







**Entrance Hall:**

With doors to:

**Downstairs WC:**

Opaque UPVC double glazed window to front, sink with mixer tap, low level wc and towel rail.

**Living Room:**

14'82 x 11'8

Double glazed UPVC window, radiator, stairs to first floor and door to:

**Open Plan Living/Kitchen/Dining Room:**

23'2 x 20

Fitted with an extensive range of contemporary base and wall units, integrated appliances to include double oven, microwave, dishwasher, wine fridge and bin, freestanding American style fridge/freezer, centre island with induction hob and fan over, sink with mixer tap and drainer, large corner cupboard, two UPVC double glazed French doors to rear, bi fold doors and UPVC door to side leading to the rear garden, two wall mounted radiators, tiled flooring and further door to:

**Utility Room:**

7'3 x 4'3

Fitted with base units and contrasting roll edge worksurface incorporating single bowl sink with mixer tap, appliance space for washing machine and dryer, UPVC double glazed window to rear.

**First Floor Landing:**

Loft access and doors to:

**Bedroom One:**

14'2 x 9'5

Double glazed UPVC window to rear, radiator and doors to:

**Walk in Wardrobe:**

8'3 x 7'6

Double glazed UPVC window to rear and door leading to:

**En-Suite Bathroom:**

14'4 x 7'6

Dual aspect opaque double glazed UPVC window to rear and side, freestanding bath with mixer tap, his and hers basins with mixer taps and low level cupboards, low level WC and walk in shower with mixer tap and rainfall shower head, chrome heated towel rail.

**Bedroom Two:**

14'4 x 8'9

Double glazed UPVC window to front, built in cupboard and radiator.

**Bedroom Three:**

10'42 x 7'6

Double glazed UPVC window to front and radiator.

**Bathroom:**

8'2 x 5'6

Opaque double glazed UPVC window to front, low level WC and vanity unit with basin and mixer tap, panel enclosed bath with mixer tap and chrome heated towel rail.

**Garden:**

Laid with timber decking with step down to artificial grass and enclosed by panel fencing, large shed, two seating areas, outside tap and pedestrian gated side access to front.

**Driveway:**

Off street parking with space for three cars, and electric car charging.

### Ground Floor

Approx. 70.4 sq. metres (757.8 sq. feet)



### First Floor

Approx. 57.7 sq. metres (620.7 sq. feet)



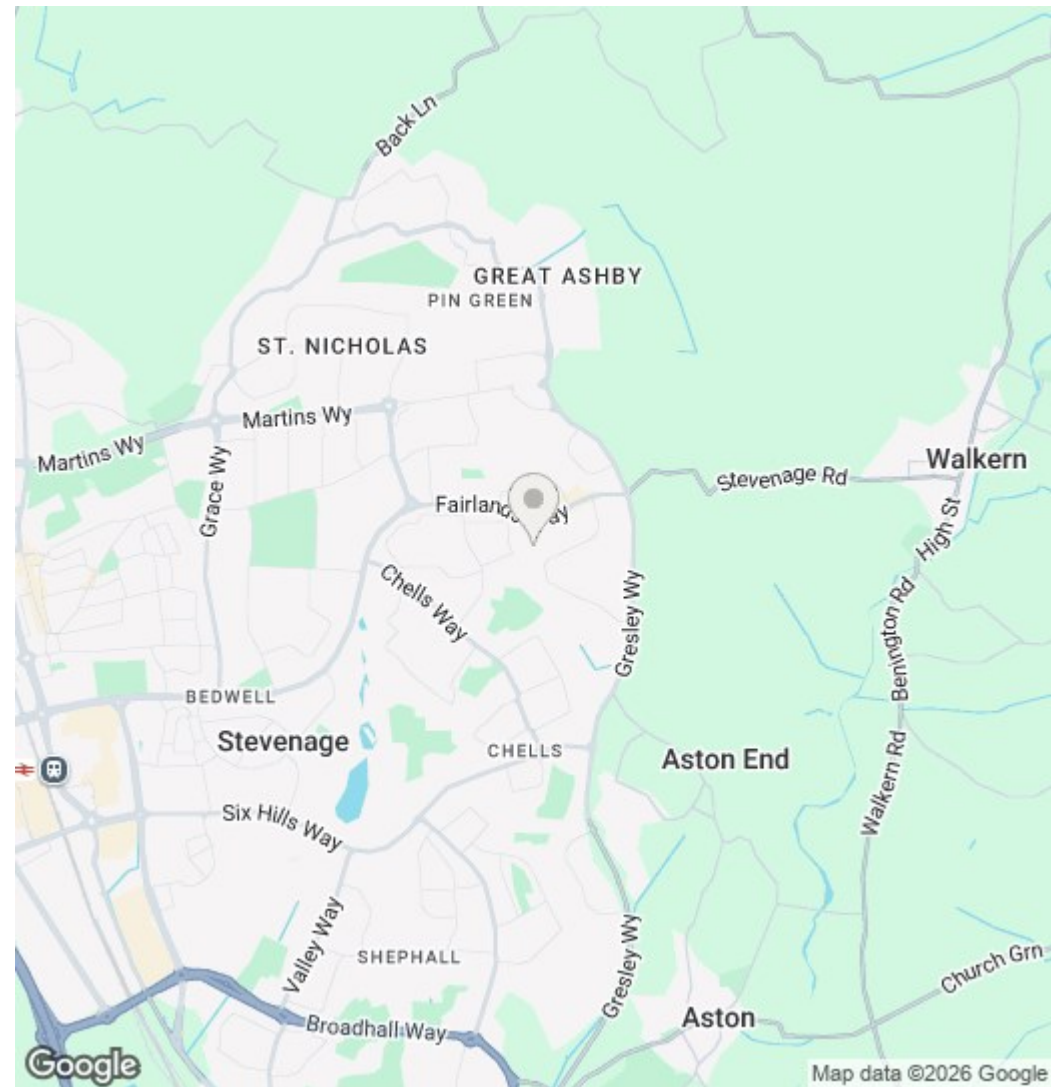
Total area: approx. 128.1 sq. metres (1378.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	76	84
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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2. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and must be considered incorrect.
3. Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.
4. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
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**129 High Street, Old Town, Stevenage, Herts, SG1 3HS**  
**01438 748007 | stevenage@matherestates.com**