11 Chalkdown, Stevenage, SG2 7BG

Guide price £490,000
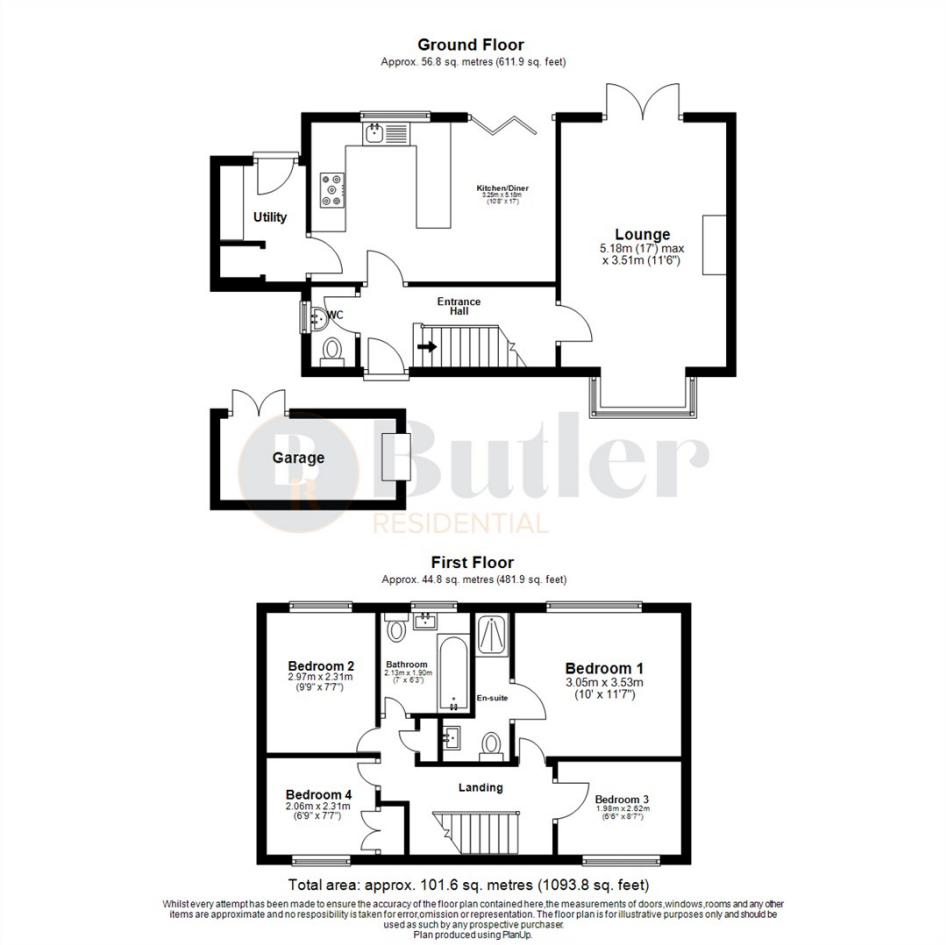
** Guide Price £490,000 - £500,000 **

Located in Chells Manor is this chain free, detached four bedroom family home with a garage and off road parking.

Step inside a bright and welcoming entrance hall, with space to store coats and bags. The lounge is a generously proportioned room, filled with natural light from French doors opening onto the south-facing garden. At its heart is a fireplace with a log burner and oak surround, creating a warm and inviting atmosphere, perfect for cooler evenings.

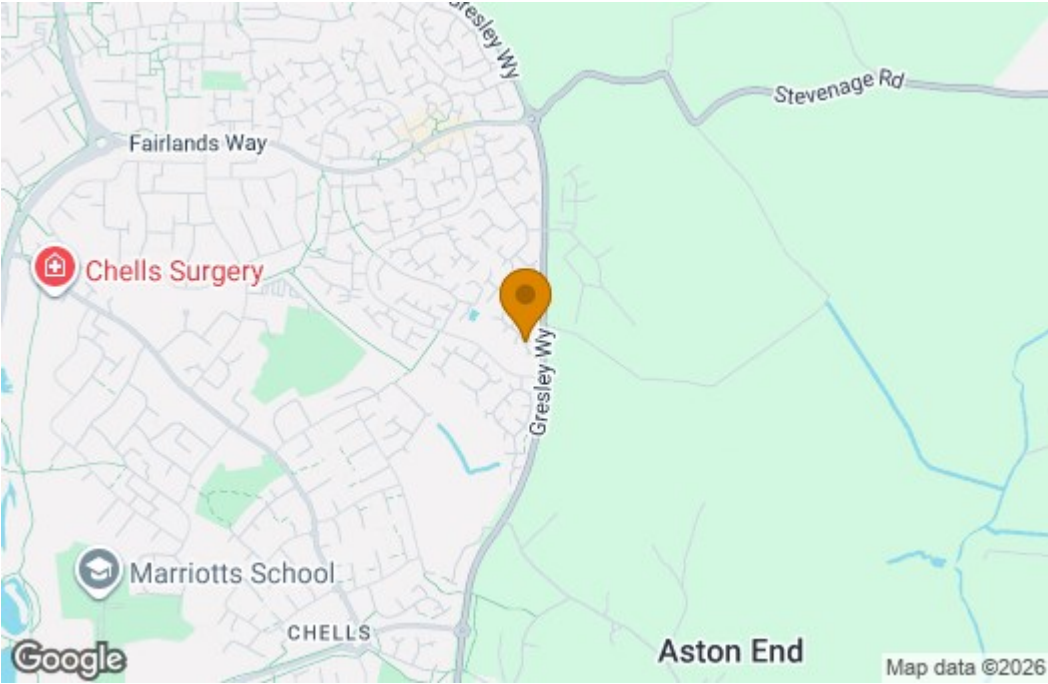The kitchen and dining room is spacious, with bi-fold doors leading out to the garden, ideal for entertaining family and friends. There is ample worktop space for cooking and baking, together with a convenient breakfast bar for more informal dining. Appliances include a range cooker with hob and extractor, along with space for a dishwasher. Off the kitchen is a practical utility room with space for a
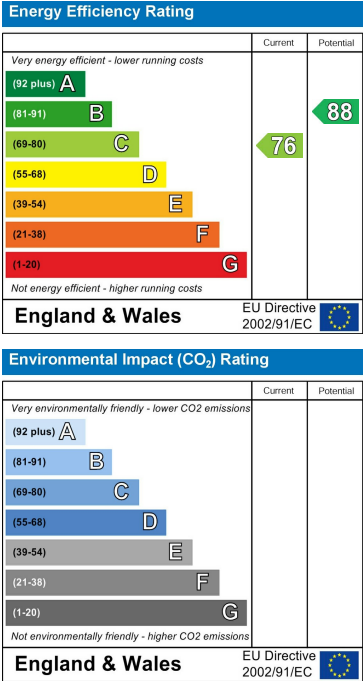
Floor Plan

Ground Floor
Approx. 56.8 sq. metres (611.9 sq. feet)

Kitchen/Diner
3.25m x 5.19m
(10'8" x 17')

Utility

Lounge
5.18m (17') max
x 3.51m (11'6")

WC

Entrance Hall

Garage

First Floor
Approx. 44.8 sq. metres (481.9 sq. feet)

Bedroom 2
2.97m x 2.31m
(9'9" x 7'7")

Bathroom
2.13m x 1.90m
(7' x 6'3")

En-suite

Bedroom 1
3.05m x 3.53m
(10' x 11'7")

Bedroom 4
2.06m x 2.31m
(6'9" x 7'7")

Landing

Bedroom 3
1.98m x 2.62m
(6'6" x 8'7")

Total area: approx. 101.6 sq. metres (1093.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or representation. The floor plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

Area Map

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	76	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC