



Chertsey Rise, Stevenage, Hertfordshire. SG2 9JH

- SEMI DETACHED HOUSE
- THREE BEDROOMS
- EXTENDED TO THE FRONT AND BACK
- DOWNSTAIRS CLOAKROOM
- GARAGE
- LARGE OPEN PLAN KITCHEN/DINER
- COMBINATION BOILER FITTED IN 2021
- CLOSE TO AMENITIES AND GOOD SCHOOLS



PROPERTY DESCRIPTION

****GUIDE PRICE - £400,000 - £425,000****

This three bedroom, semi detached house in Chertsey Rise, Stevenage has been extended to the front and back providing a much larger than average ground floor accommodation, including a fantastic entertaining kitchen/diner.

The property comprises; a bright entrance hallway with large storage cupboard, extended lounge with bow window, beautiful fitted kitchen/diner, downstairs cloakroom, three good size bedrooms and family bathroom. To the front is a picturesque garden; driveway leading to the garage and mature garden with an array of mature plants, shrubs and fruit trees to the rear.

Chertsey Rise is located in Shephall, South Stevenage. The property benefits from being walking distance to many local amenities but also a quick drive/bus route into the town centre.

Ashtree Primary school 0.1 Miles

Sainsburys 0.3 Miles

Local Shops 0.4 Miles

Marriotts Secondary School 0.6 Miles

A1m 1.9 Miles

Stevenage Town Centre 1.8 Miles

Stevenage Train Station 1.9 Mile



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALLWAY

Doors to lounge, kitchen/diner, downstairs w/c and Storage room. Window to the side aspect. Stairs to the first floor with storage underneath.

LOUNGE

4m x 5.15m (13' 1" x 16' 11")

Having been extended to the front, this room is larger than average with a large Bow window to the front aspect. Gas fire. Door to the kitchen/diner.

KITCHEN/DINER

5.92m x 5.01m (19' 5" x 16' 5") MAX

Extended 'L' shaped Kitchen/diner comprising a refitted kitchen with a white shaker style base and wall units with work surface over. Integrated fridge, freezer and dishwasher. Eye level double oven and induction hob. Large airing cupboard. Window to the rear aspect.

Leading round to a dining room with space for a dining table and sofa. Patio doors to the rear garden and window to the side aspect.

DOWNSTAIRS W/C

0.86m x 1.49m (2' 10" x 4' 11")

W/C and wash hand basin. Window to the side aspect.

FIRST FLOOR

FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Window to the side aspect. Access to the loft via a pull down ladder. (the combination boiler is in the loft)

BEDROOM ONE

3.13m x 3.96m (10' 3" x 13' 0")

Double bedroom with two windows to the front aspect. Radiator. Fitted wardrobes.

BEDROOM TWO

3.99m x 2.56m (13' 1" x 8' 5")

Double bedroom with two windows to the rear aspect. Radiator.

BEDROOM THREE

2.70m x 3.02m (8' 10" x 9' 11") MAX

Single bedroom with window to the side aspect. Radiator.

BATHROOM

1.79m x 2.45m (5' 10" x 8' 0")

Beautifully refitted with contrasting wall and floor tiles, side panel bath with thermostatic shower over and glass shower screen. Vanity wash hand basin and enclosed system. Downlights. Window to the side aspect.

EXTERIOR

FRONT GARDEN

Mainly laid to lawn with a fence boundary and mature shrubs.

DRIVEWAY AND GARAGE

Shared driveway leading to a garage with up and over door. The garage has lighting and power and a door into the rear garden.

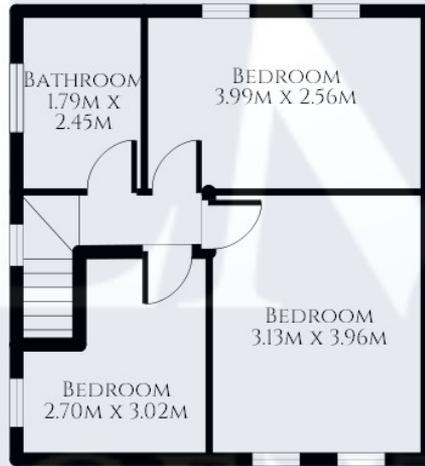
REAR GARDEN

Mature rear garden, mainly laid to lawn with an array of mature shrubs and bushes. Towards the house, a patio provides a great space for table and chairs and the sounds of the pond. To the bottom of the garden, is a vegetable patch and fruit trees, a further patio and green house.





GROUND FLOOR



FIRST FLOOR

92 SQ_M / 992 SQ_FT

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOORPLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION OR MISTATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER. THE SERVICES, SYSTEMS AND APPLIANCES SHOWN HAVE NOT BEEN TESTED AND NO GUARANTEE AS TO THERE OPERTABILITY OR EFFICIENCY CAN BE GIVEN.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	70	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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