

**FOR SALE**

£350,000



# Uplands, Stevenage, Hertfordshire. SG2 7DN

- CHAIN FREE
- TWO BEDROOM HOUSE
- SEMI DETACHED
- CONSERVATORY
- DOWN STAIRS CLOAKROOM
- UTILITY ROOM
- 2ND RECEPTION ROOM/GROUND FLOOR BEDROOM/STUDY
- CHELLS MANOR LOCATION
- SOUTH WEST FACING REAR GARDEN
- NEW BOILER INSTALLED 2023



## PROPERTY DESCRIPTION

Being sold chain free, this extended two bedroom, semi detached house provides a versatile downstairs living space creating space for an additional 3rd bedroom/ office or even snug; utility room, downstairs w/c and the conservatory makes a great dining room.

The property boasts; Kitchen, lounge, conservatory, 2nd reception/3rd bedroom, utility room, downstairs w/c, two bedrooms upstairs and bathroom.

To the front, you can park two cars in tandem and have access to the garage storage space. A side gate provides access to the south/westerly facing rear garden.

Uplands is a quiet cul de sac in the Chells Manor area of Stevenage.

Manor House Doctors surgery 0.3 Miles

Local Shop 0.3 Miles

Nobel Secondary School 0.4 Miles

Lodge Farm Primary school 0.5 Miles

Stevenage Town Centre 2.1 Miles

Stevenage Train Station 2.2 Miles



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE HALLWAY

Doors to the kitchen and lounge. Stairs to the first floor.

#### KITCHEN

1.81m x 2.97m (5' 11" x 9' 9")

Fitted kitchen comprising a range of wall and base units with worksurface over. Eye level double oven and gas hob with extractor over. Space for dishwasher and undercounter fridge. Window to the front aspect.

#### LOUNGE

3.66m x 4.10m (12' 0" x 13' 5")

Good size lounge with electric fire. French doors leading out the conservatory. Radiator.

#### CONSERVATORY

3.25m x 3.25m (10' 8" x 10' 8")

A great additional space used a dining room. Door to the rear garden and 2nd reception room.

#### 2nd RECEPTION ROOM/3RD BEDROOM/ OFFICE

2.15m x 3.25m (7' 1" x 10' 8")

A versatile additional ground floor room perfect for an additional bedroom or working from home. window to the rear aspect.

#### UTILITY ROOM

1.47m x 2.19m (4' 10" x 7' 2")

Base unit with worksurface over and sink. Space for washing machine. Door to the w/c.

#### W/C

W/C. Wall mounted boiler (fitted in 2023)

### FIRST FLOOR

#### FIRST FLOOR LANDING

Doors to bedroom and bathroom. Access to the loft via a hatch.

#### BEDROOM ONE

3.66m x 2.57m (12' 0" x 8' 5")

Double bedroom with window to the rear aspect. Radiator.

#### BEDROOM TWO

2.73m x 2.33m (8' 11" x 7' 8")

Bedroom with two storage cupboards. Window to the front aspect. Radiator.

#### BATHROOM

1.79m x 2.13m (5' 10" x 7' 0")

Side panel bath with shower over and glass shower screen, wash hand basin and w/c. Window to the side aspect.

#### EXTERIOR

#### DRIVEWAY/ FRONT GARDEN

Hard standing driveway to park two cars in tandem. Lawn area and path leading to the front door. Gated side access to the rear garden.

#### GARAGE STORAGE

1.47m x 2.51m (4' 10" x 8' 3")

Up and over door providing storage space.

#### REAR GARDEN

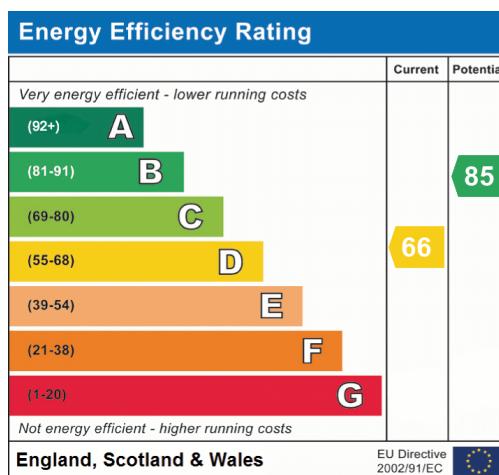
Mature south westerly facing rear garden with patio area and lawn.





76 SQ.M / 814 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 THEIR OPERABILITY OR EFFICIENCY CAN BE GIVEN.



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