



HUNTERS
POPULAR

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117 Chalkdown, Stevenage, Hertfordshire, SG2 7BN



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Guide Price £340,000

Nestled in the charming area of Chalkdown, Stevenage, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

Situated in a desirable neighbourhood, residents will benefit from easy access to local amenities, schools, and parks, making it an excellent choice for families. The surrounding area boasts a friendly community feel, with plenty of opportunities for outdoor activities and leisure.

This property presents a wonderful opportunity for those looking to settle in a vibrant part of Hertfordshire. Whether you are a first-time buyer or seeking a new family home, this semi-detached house in Chalkdown is sure to impress. Do not miss this opportunity!

- Chain Free
- Garage en bloc and tandem driveway
- Ideal first time purchase or investment opportunity
- In need of some modernisation
- Potential to extend (subject to planning consents)
- Popular location

Entrance Hallway

6'4" x 6'6"

Front door leads into property. Stairs rise to first floor.

Lounge

11'4" x 15'3"

Window to front aspect. Radiator. Understairs storage cupboard.

Kitchen/Diner

8'5" x 14'7"

Door to garden, window to rear aspect. Matching eye level and base units with roll edge work surfaces over. Sink unit & white goods. Gas hob. Space to dine. Location of wall mounted boiler. Tiled flooring. Radiator.

W/C

Window to front aspect. Low level w/c. Wash hand basin. Location of fuse board.

First Floor

Landing

Airing cupboard. Doors to all rooms.

Bedroom One

12'8" x 8'4"

Window to rear aspect. Radiator.

Bedroom Two

10'5" x 8'3"

Window to front aspect. Radiator.

Bedroom Three

6'1" x 7'9"

Window to rear aspect. Radiator.

Bathroom

6'1" x 5'7"

Window to front aspect. Low level w/c. Panelled bath. Wash hand basin.

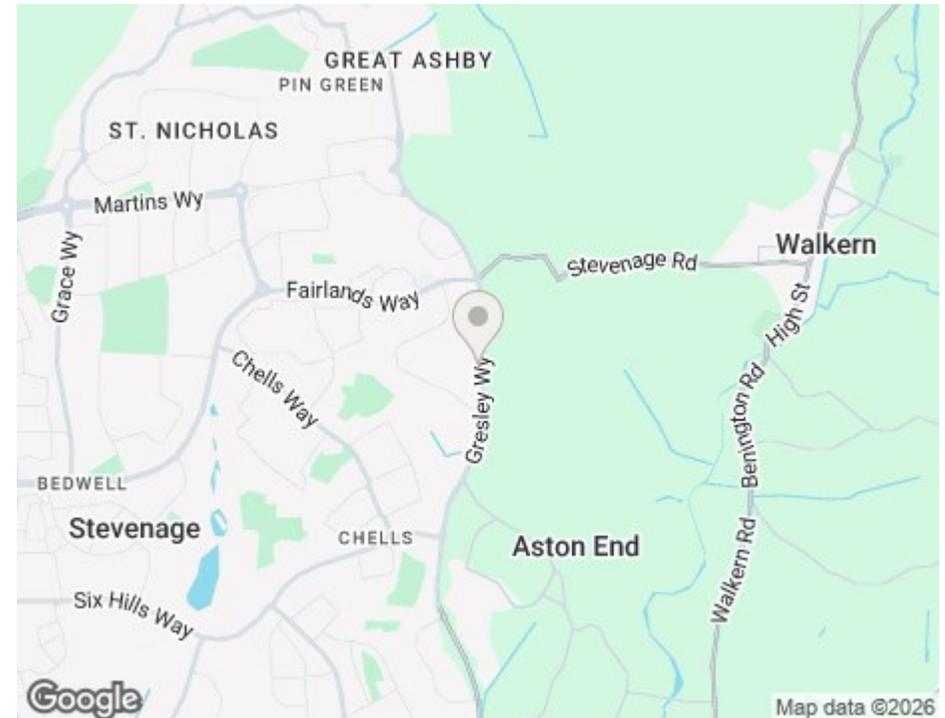
Outside

Rear Garden

Patio area, laid to lawn in the main, mature shrub borders and flowerbeds, enclosed by panel fencing. Walkway leading to garage en bloc.

Garage en bloc

Up and over door. Personal door to garden walkway. Driveway allowing for off road parking two vehicles.

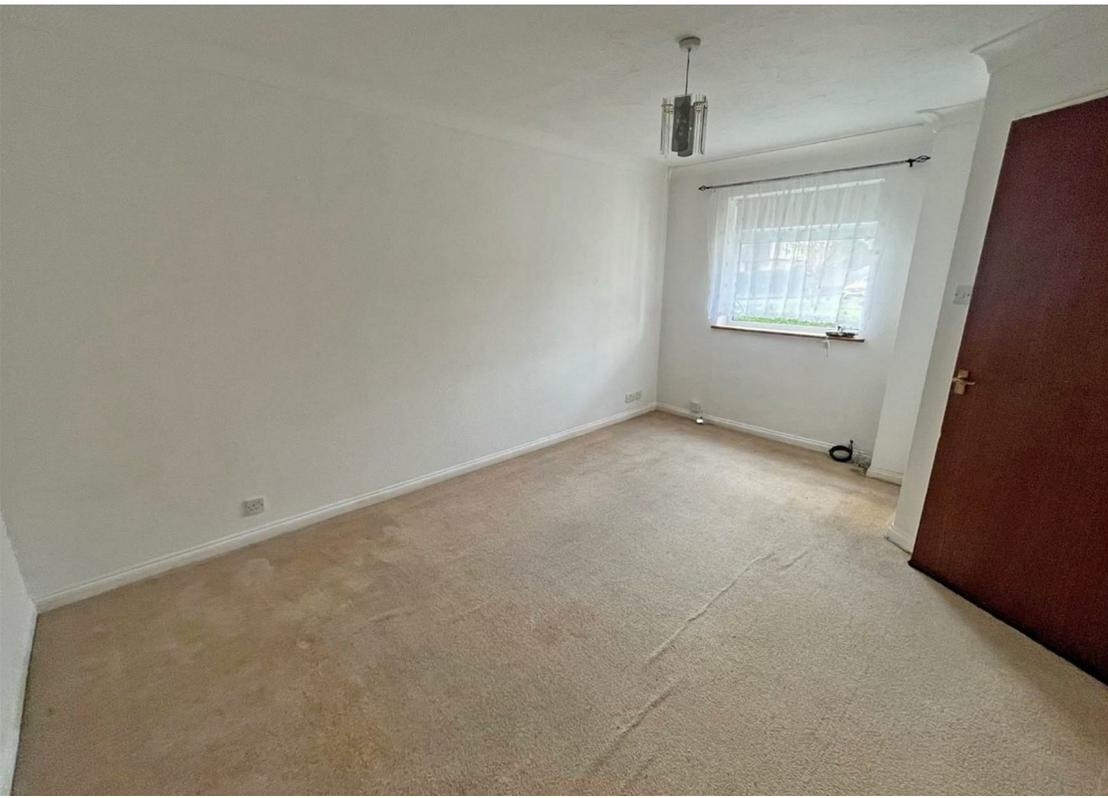


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		66	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

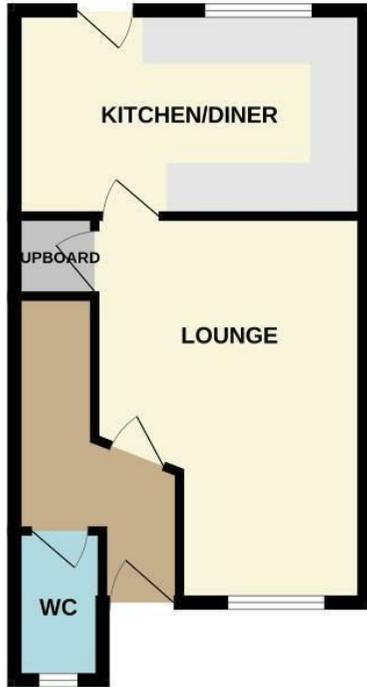
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		63	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, iWEstates would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of iWEstates estate agents.

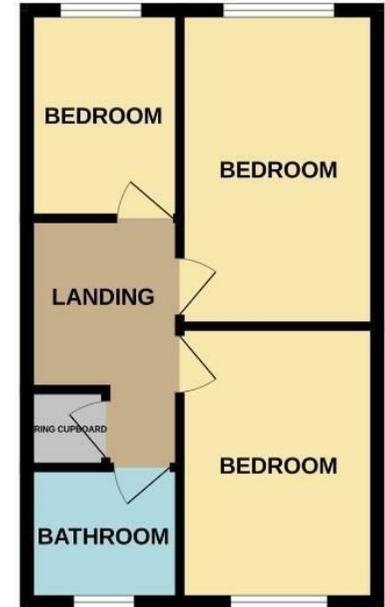
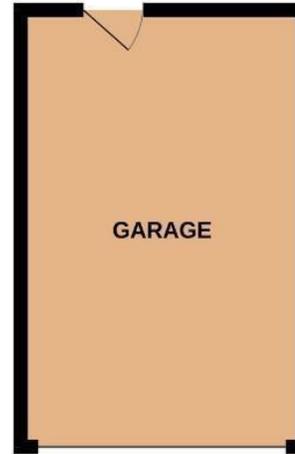




GROUND FLOOR



1ST FLOOR



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 mis-statement. 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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