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50 Chalkdown, Stevenage, SG2 7BG



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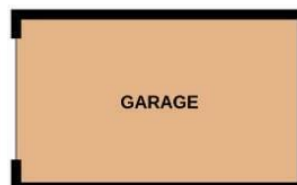
Offers Over £475,000

Nestled in the charming area of Chalkdown, Stevenage, this delightful detached house is ideal for families seeking a welcoming home in a peaceful neighbourhood located in a private cul-de-sac. Offered CHAIN FREE. As you enter, you are greeted by an airy hallway that leads to a generous living area and open plan dining room perfect for both relaxation and entertaining. There is a conservatory to the rear aspect. The master bedroom benefits from en-suite facilities. The detached garage is located to the front aspect and the driveway offers off road parking. Chalkdown is a sought-after area, known for its friendly community and excellent schools, making it an ideal location for growing families or working professionals.


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Floor plan of a 3-bedroom house. The plan includes a Kitchen (10' x 10'), Dining Room (12' x 12'), Lounge (18' x 12'), Conservatory (10' x 10'), Hallway, WC, and a staircase labeled 'UP'. The house is surrounded by a garden.

The floor plan shows a central hallway (brown) with a staircase leading down. To the left of the hallway are two bedrooms (yellow). To the right are two bedrooms (yellow). Above the hallway is a bathroom (light blue) and an ensuite (light blue). A small kitchenette area (grey) is located between the bathroom and the ensuite. The plan also shows several windows and doors, including a door leading out from the hallway.



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Energy Efficiency Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p><b>83</b></p> <p><b>54</b></p>
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p> 		

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

Ground Floor

Entrance Hallway

Kitchen

11'1" x 8'5"

Dining Room

8'9" x 10'9"

Lounge

18'1" x 11'9"

Conservatory

12'8" x 12'5"

W/C

First Floor

Bedroom One

11'7" x 10'1"

En-Suite

10'1" x 7'7"

Bedroom Two

10'1" x 7'7"

Bedroom Three

7'9" x 6'9"

Bedroom Four

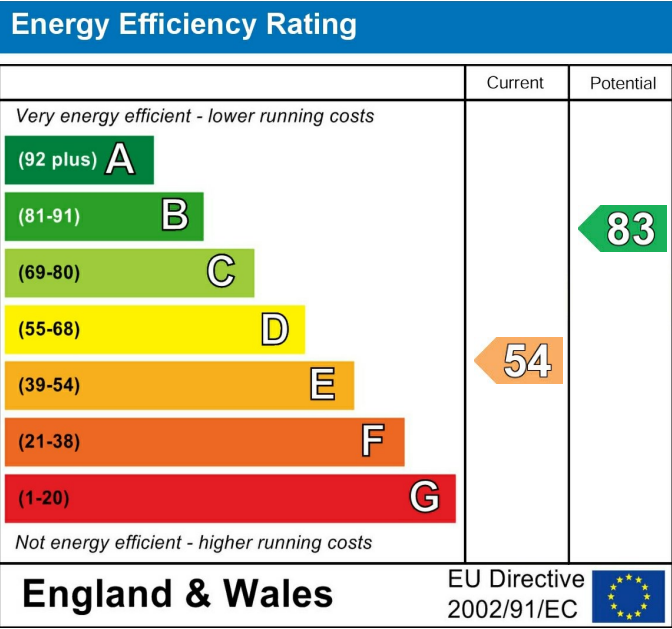
7'0" x 8'7"

Bathroom

6'4" x 7'4"

Outside

Garage & Driveway



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.



















