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**31 Montfitchet Walk, Stevenage, SG2 7DT**

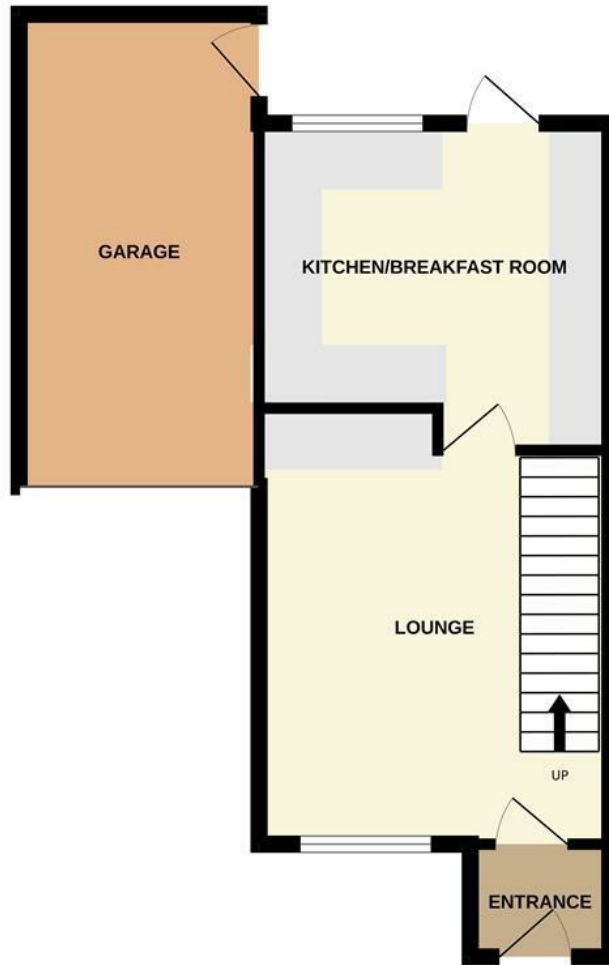
# 31 Montfitchet Walk, Stevenage, SG2 7DT

Guide Price £370,000

Nestled in the charming area of Montfitchet Walk, Stevenage, this delightful semi-detached house offers a perfect blend of comfort and convenience. With a modest yet well-designed living space this property is ideal for small families, couples, or individuals seeking a cosy home. The house features a welcoming reception room, providing a warm and inviting atmosphere for relaxation or entertaining guests. The two bedrooms are thoughtfully arranged, offering ample space for rest and personalisation. The bathroom is well-appointed, catering to the needs of modern living. Constructed in 1985, this property boasts a classic design that has stood the test of time, while still allowing for personal touches to be added. The semi-detached nature of the house ensures a sense of privacy, making it a peaceful retreat from the hustle and bustle of daily life. Located in a friendly neighbourhood, residents will benefit from easy access to local amenities, schools, and parks, making it an excellent choice for those who value community living. Whether you are looking to settle down or invest, this property presents a wonderful opportunity to create a home in a desirable location.

- Garage & Parking
- Modernised Throughout, in Excellent Order with a Refitted Kitchen and Bathroom Suite
- Popular Location Within Chells Manor
- Generous Rear Garden
- Redecorated Throughout
- An Ideal First time Purchase, Downsize or Investment Opportunity

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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### Entrance

4'8" x 4'3"

UPVC double glazed door leads into property. Laminate flooring. Fitted shoe mat.

### Lounge

12'0" x 13'8"

UPVC double glazed window to the front aspect. Spotlights. Media Area. Glass balustrade staircase. Under stairs storage area. Laminate flooring. Vertical radiator.

### Kitchen

11'9" x 10'4"

UPVC double glazed window to the rear aspect. Quartz work surfaces. Ceramic one and half bowl sink unit. Induction hob. Electric oven. Breakfast bar area. Radiator. Integral fridge/freezer. Laminate flooring. Under unit lighting and plinth lighting. Tiled splash backs.

### First Floor

### Landing

Loft access. Doors to all rooms.

### Bedroom One

8'6" x 12'0"

UPVC double glazed window to rear aspect. Fitted wardrobes. Radiator.

### Bedroom Two

8'8" x 9'7"

UPVC double glazed window to front aspect. Radiator. Two storage cupboards.

### Bathroom

6'6" x 6'7"

UPVC double glazed frosted window to side aspect. Duravit panelled bath with power shower over. Vanity sink unit. Low level w/c. Heated towel rail. tiled throughout. Spotlights. Illuminated LED vanity mirror. Under floor heating.

### Outside

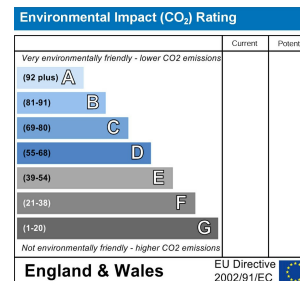
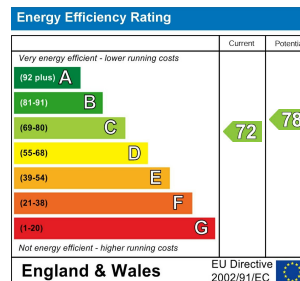
### Garage

8'2" x 16'3"

Roller door, location of fuse board & gas meter. Location of wall mounted combi boiler. Plumbing for washing machine and tumble dryer. Eaves storage.

### Rear Garden

Large patio area, mainly laid to lawn enclosed by panel fencing. Summerhouse to the rear aspect - 12'2" x 9'2"



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.





