



The Hedgerows, Chells Manor, Stevenage, SG2 7BW

Offers in excess of £315,000

We welcome to the market this Well Presented and Extended Three Bedroom Semi Detached Home offered CHAIN FREE and set within a Sought After Location of Chells Manor fronting a green. Internally the property comprises of; An Entrance Hallway, Downstairs Cloakroom, Lounge, Kitchen/Breakfast Room, Inner Hallway leading to the Rear Extension (with the Foundations to support a Double Storey Extension) used as a Separate Dining Room. Upstairs you will find Three Good Sized Bedrooms with Family Bathroom. Externally the property offers a Private Rear Garden with gated access to the Parking at the rear and personal door into the side of the Garage. Viewing comes highly recommended to truly appreciate!



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Accommodation Comprises Of:

Door into Entrance Hallway.

Entrance Hallway

Laminate flooring, single panel radiator, doors to Downstairs Cloakroom and Lounge, stairs to first floor landing.

Downstairs Cloakroom

Ceramic tiled flooring, sink, WC, double glazed UPVC window to front aspect, partially tiled walls, chrome heated towel rail.

Lounge 15'4 x 11'4 (4.67m x 3.45m)

Laminate flooring, double panelled radiator, feature fireplace, coving to ceiling, TV & BT points, double glazed UPVC window to front aspect, open arch into under stairs storage space, opening into Kitchen/Breakfast Room.

Kitchen/Breakfast Room 14'9 x 7'8 (4.50m x 2.34m)

Ceramic tiled flooring, double panelled radiator, partially tiled walls, range of base and eye level cupboard and drawer units with roll edge work tops, integrated electric oven with gas hob and stainless steel extractor hood over, integrated dishwasher, space for washing machine and tall standing fridge freezer, 1 ½ bowl stainless steel sink and drainer with mixer tap, breakfast bar with space for seating, open window into Extension, open archway into Inner Hallway.

Inner Hallway

Open into the Extension, door into Rear Garden.

Extension (Dining Room/Family Room) 13'4 x 10'9 (4.06m x 3.28m)

FOUNDATIONS TO SUPPORT A DOUBLE STOREY EXTENSION, Ceramic tiled flooring, power points, two double glazed UPVC windows to rear aspect, door to front aspect giving access to the side of the house, power points, TV point, underfloor heating.

Stairs To First Floor Landing

Fitted carpet, door to airing cupboard, doors to all rooms, access to part boarded loft with loft light.

Bedroom 1: 13'1 x 8'4 (3.99m x 2.54m)

Fitted carpet, double panelled radiator, coving to ceiling, fitted wardrobes, double glazed UPVC window to rear aspect.

Bedroom 2: 10'1 x 8'4 (3.07m x 2.54m)

Laminate flooring, coving to ceiling, double panelled radiator, double glazed UPVC window to front aspect.

Bedroom 3: 8'0 x 6'1 (2.44m x 1.85m)

Laminate flooring, coving to ceiling, single panel radiator, double glazed UPVC window rear aspect.

Family Bathroom

Ceramic tiled flooring, panelled bath with rainfall shower attachment, pedestal wash basin, WC, chrome heated towel rail, shaver point, fully tiled walls, double glazed UPVC window to front aspect.

Rear Garden

Patio stepping up to pathway leading to decking and lawn to either side, decked area leading to personal door to the rear of the Garage, timber fence and brick built perimeter, outside tap, flower and shrub borders, gated access to the allocated parking at the rear.

Garage & Parking

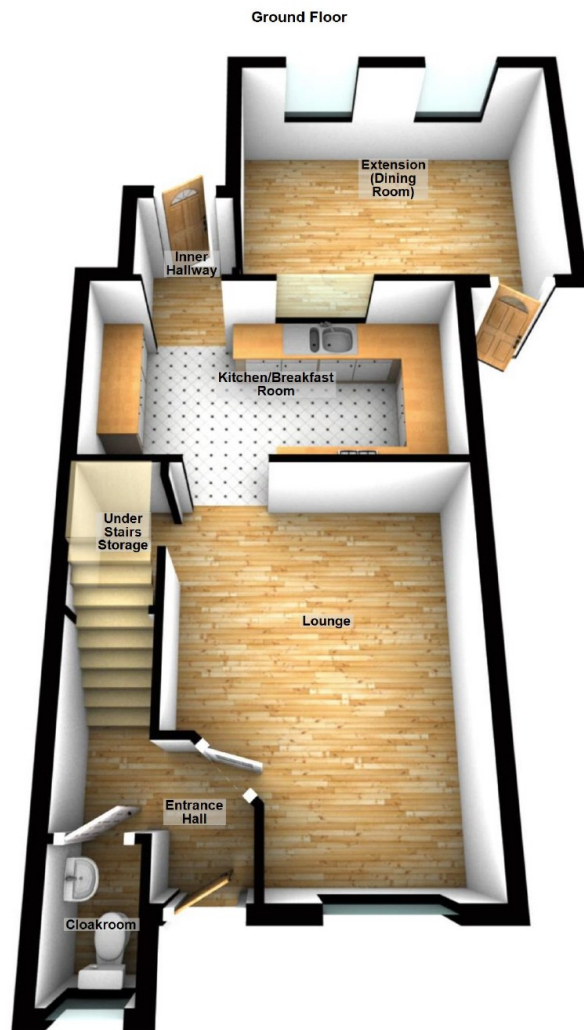
Partitioned off with office space to the rear and storage to the front, metal up and over door, power and lighting, allocated parking to the front for two cars.











Energy Performance Certificate

54, The Hedgerows, STEVENAGE, SG2 7BW


Dwelling type: Semi-detached house
Date of assessment: 06 August 2014
Date of certificate: 06 August 2014

Reference number: 0226-2866-7581-9404-0961
Type of assessment: RdSAP, existing dwelling
Total floor area: 81 m²

Use this document to:

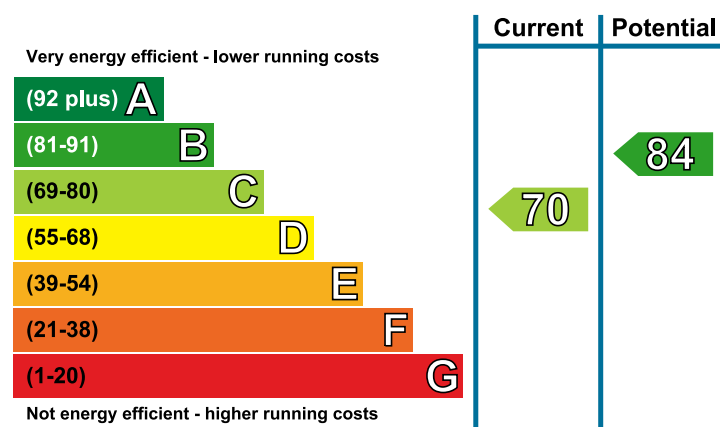
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,118
Over 3 years you could save	£ 255

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 213 over 3 years	£ 168 over 3 years	
Heating	£ 1,512 over 3 years	£ 1,425 over 3 years	
Hot Water	£ 393 over 3 years	£ 270 over 3 years	
Totals	£ 2,118	£ 1,863	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.



The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor Insulation	£800 - £1,200	£ 99	
2 Low energy lighting for all fixed outlets	£15	£ 39	
3 Solar water heating	£4,000 - £6,000	£ 120	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.