



75 Beane Avenue, Chells Manor, Stevenage, SG2 7DL  
£285,000



## 75 Beane Avenue, Chells Manor, Stevenage, SG2 7DL

A rare opportunity to purchase a well maintained one bedroom bungalow enjoying a pleasant position tucked away at the end of this highly regarded Chells Manor cul-de-sac with the advantage of a pleasant, low maintenance private rear garden with views to woodland at the rear creating a pleasant semi-rural backdrop.

The bungalow has been modernised throughout with the addition of a generous conservatory adding a degree of versatility to the accommodation with further benefits including gas fired central heating and UPVC double glazing with a driveway to the side of the property providing off-road parking for one vehicle and a curved block paved frontage which could be used for additional parking if so required.

The accommodation comprises a recently added entrance porch, reception hallway, a most comfortable lounge, UPVC double glazed conservatory, generous master bedroom with built-in wardrobes, modern fitted kitchen and bathroom. Viewing highly recommended.

### LOCATION

Stevenage comprises both the New and Old Towns and is close to the A1M. The Historic High Street in the Old Town offers a good selection of



shops, a Waitrose and Tesco Express supermarket, cafés/restaurants, public houses, public library, local Schools and a bank. There are more comprehensive shopping facilities in the nearby New Town with Schools, a Leisure Complex, Theatre and Arts Centre and Stevenage mainline train station with fast regular trains to London Kings Cross (23 mins).

#### **THE ACCOMMODATION COMPRISES**

UPVC double glazed front door opening to:

#### **ENTRANCE PORCH**

Cream tiled floor, opaque double glazed windows to both the front and side elevations, attractive UPVC leaded light double glazed door with opaque side window opening to:

#### **RECEPTION HALLWAY**

Stylish slate tiled flooring, radiator, telephone point, dado rail, shelved storage cupboard, access to loft space with loft ladder housing the wall mounted gas fired combination boiler (installed in approximately 2015). Doors to:

#### **KITCHEN 3.05 x 1.71 (10'0" x 5'7")**

Fitted with a modern range of white gloss base and eye level units and drawers finished with black granite effect rolled edge work surfaces with an inset white ceramic sink unit with antique brass effect mixer tap, freestanding gas oven with integrated hob and concealed extractor fan, washing machine and dishwasher (possibly available by separate negotiation), continuation of slate tiled flooring, white tiled walls, radiator and double glazed window to the front elevation.

#### **LOUNGE 4.17 x 3.58 (13'8" x 11'9")**

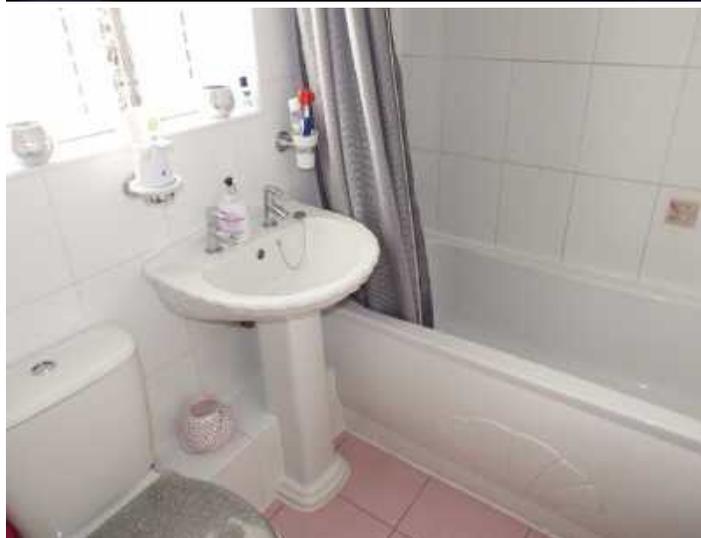
A most comfortable room with a wide double glazed door opening onto the rear garden, TV and phone point, dado rail, radiator, double glazed french doors opening to:

#### **CONSERVATORY 4.96 x 2.40 (16'3" x 7'10")**

A generous conservatory of UPVC glazed construction with brick walls to quarter height with natural stone effect tiled flooring and leaded light double glazed window to the rear and side elevations with door opening to the garden.

#### **BEDROOM 3.60 x 3.02 (11'10" x 9'11")**

Measurements include a comprehensive range of wooden grain effect built-in wardrobes with further cupboards above the double bed recess,



radiator and double glazed window to the rear elevation.

### **BATHROOM**

Fitted with a white three-piece suite comprising a low level wc with push button flush, pedestal hand wash basin with panelled bath with separate shower, white tiled walls and pink tiled flooring, chrome towel radiator, extractor fan and double glazed window to the front elevation.

### **OUTSIDE FRONT**

The property enjoys a pleasant position situated at the end of the cul-de-sac set back behind a curved block paved frontage which could provide an additional parking space if required with outside tap to both the front and side of the bungalow.

### **PARKING**

Tarmac driveway to the side of the bungalow providing off-road parking for one vehicle with gated access to the rear garden.

### **REAR GARDEN**

The bungalow enjoys the benefit of a low maintenance pleasant rear garden enjoying a private aspect backing onto woodland with a limestone paved terrace and artificial lawn enclosed by trellis topped wooden panelled fencing with useful garden storage shed.

### **TENURE AND COUNCIL TAX**

The Tenure of this property is FREEHOLD. The Council Tax Band is "C" and the amount payable for the year 2017/18 is £1,418.97.



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