



- Sought-After Chells Manor
- Semi-Detached Family Home
- Living Room & Conservatory
- Kitchen/Breakfast Room
- Three Bedrooms
- En-Suite To Principal Bedroom
- Private Rear Garden
- Driveway & Garage
- Ideal First Time Purchase

## TRAJAN GATE, STEVENAGE

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Ensum Brown are delighted to offer this superb semi-detached house located on the sought-after Chells Manor development. Comprising spacious living room, kitchen/breakfast room, conservatory, 3 bedrooms and 2 bathrooms. Off street parking and good-size garage. Ideal first-time purchase. Must view!

GUIDE PRICE  
**£365,000**

Ware  
**01920 412200**

110 High Street, Ware, Hertfordshire, SG12 9AP

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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		70
(55-68) <b>D</b>		



# TRAJAN GATE, STEVENAGE, SG2

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## PROPERTY INSIGHT

Ensum Brown are delighted to offer this deceptively spacious three bedroom property superbly positioned in the popular Chells Manor development. This fantastic home benefits from driveway parking for three vehicles at the front of the property plus a single garage to the side currently used for storage but with the option to convert into additional living accommodation (STPP) if required. Properties of this quality in this location are rarely available and the vendor has found an onward purchase with no upward chain!

Offering generous and well-presented accommodation throughout with the ground floor comprising of an entrance hall with laminate wood effect flooring, radiator, stairs rising to the first floor and door leading into the living room. The living room is a generous space with double glazed window to the front aspect, two radiators, TV point and laminate wood effect flooring. There's also a handy under-stairs storage cupboard.

Moving into the spacious kitchen/breakfast room, this is a great entertaining space with tiled flooring, radiator and sliding double glazed doors to the conservatory. The kitchen is well-equipped with a range of matching wall and base wood units with laminate worktops over. Benefitting from space for a washing machine, dryer, dishwasher and large fridge/freezer. Built-in oven with 4-ring hob and stainless steel extractor over and spotlights to the ceiling. Leading through to the triple-aspect conservatory, this is an excellent additional living space with sliding double glazed doors to the rear garden.

The first floor has a similar theme with it being spacious and well-presented. The landing has a built-in airing cupboard, gives access to the loft space with power connected. Doors lead off to three bedrooms and the family bathroom. The principal bedroom is of a generous size positioned at the front of the property and featuring its own en-suite shower room with vertical radiator, lino wood effect flooring, low level flush WC, wash hand basin with vanity unit under and enclosed shower cubicle. The second bedroom is also a good-size double room which faces the rear of the property. The third bedroom is a single positioned to the front of the house offering a built-in wardrobe. Completing the first floor accommodation, the family bathroom benefits from lino wood effect flooring, vertical radiator and fitted with a three piece suite to include bath with handheld shower, wash hand basin with vanity unit and low level flush WC.

Externally, the rear garden is perfect for a growing family with a block-

paved area leading to an area laid to lawn. There's also a good-size single garage to the side of the property which offers excellent potential for conversion (STPP) into an additional reception room or study.

Ensum Brown highly advise a viewing of this property to fully appreciate, not only the spacious accommodation, but the excellent location too. Don't hang a round for long, this property will be very popular!

## AGENTS NOTES

The family bathroom and en-suite shower room are currently undergoing renovation and this will be completed as part of the sale price. The photographs on this listing have been taken by the vendor.

## LOCATION - STEVENAGE

Stevenage is a town and borough in Hertfordshire, 28 miles north of London and lies on the A1(M) that links the North and South of England. Stevenage's closest towns are Letchworth Garden City, Hitchin and Welwyn Garden City. There are two distinct areas to Stevenage, the 'Old Town' and the 'New Town', both with high street shops with a combination of independent stores and national brands. Stevenage was designated the first 'New Town' under the UK's New Town Act in 1946 and the new town is currently undergoing a revamp with government investment. As well as its excellent road links the town is particularly popular with commuters, due to its mainline railway station with direct links to both London Kings Cross and London Liverpool Street, which can be as quick as 20 minutes.

As well as its high streets, Stevenage also has two main retail parks with supermarkets, restaurants and entertainment, that includes a cinema, bowling alley and even an indoor multi crazy golf course. Also very popular is the Gordon Craig theatre and the town's football club that is currently in national league division two. As well as its shops and entertainment there are all the amenities you could possibly need in the town, dentists, libraries, doctors and a national A&E hospital.

In terms of education, there are many schools, many of which were built in the 1950s/60s due to an influx of Londoners. The town has a round 23 primary school and some go to the surrounding villages of Aston, Benington, Walkem, Datchworth for their schooling. Stevenage also has a number of secondary schools and the central campus for North Hertfordshire College.

Stevenage is still a developing town in terms of population and it's

