

Downlands  
Stevenage | SG2 7BH

AGENT HYBRID

**Guide Price £325,000 -  
£340,000**



Nestled in the desirable area of Chells Manor, Stevenage, this semi-detached house presents an excellent opportunity for both first-time buyers and families alike. The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this home is the conservatory, which offers a serene spot to unwind while overlooking the garden. The property also includes a well-maintained bathroom, ensuring convenience for all.

For those with vehicles, the house benefits from a garage and a driveway, providing secure parking and additional storage options. The location is particularly advantageous, as it is situated close to local schools, making it an ideal choice for families with children.

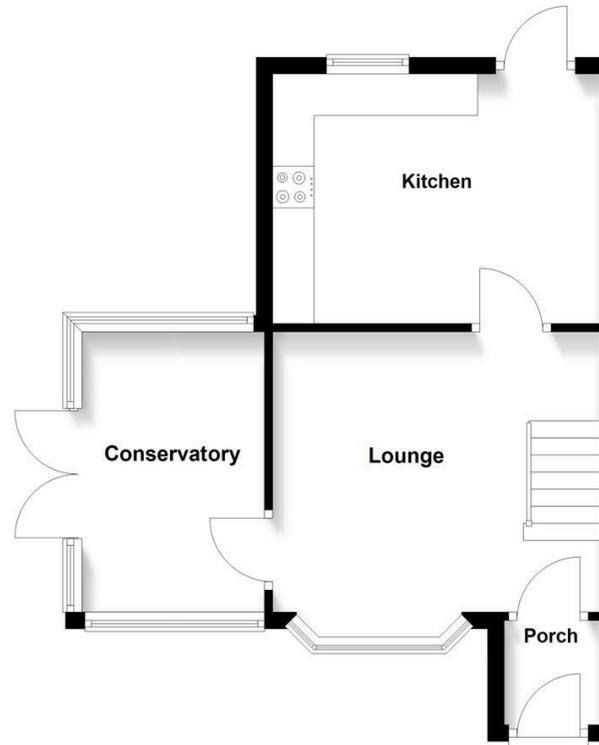
In summary, this semi-detached house in Downlands, Stevenage, combines comfort, practicality, and a prime location, making it a wonderful place to call home. Don't miss the chance to view this property and envision your future in this lovely community.

### DIMENSIONS

- Porch
- Lounge 13' x 11'
- Conservatory 11'8 x 7'3
- Kitchen 13' x 9'10
- Bedroom One 13' x 8'6
- Bedroom Two 10'4 x 6'3
- Bathroom 5'8 x 5'7

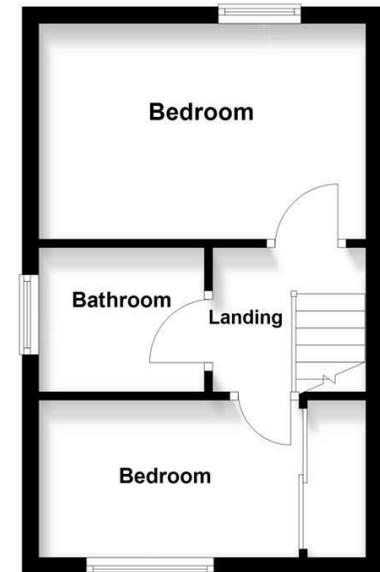
### Ground Floor

Approx. 35.6 sq. metres (382.9 sq. feet)



### First Floor

Approx. 25.3 sq. metres (272.7 sq. feet)



**Total area: approx. 60.9 sq. metres (655.6 sq. feet)**

**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A details survey has not been carried out, not the service, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	

### Agent Hybrid

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