




Trajan Gate, Stevenage


CHANDLERS


# 77 Trajan Gate


Stevenage, SG2 7QQ

Price £600,000

 4 Bedrooms

 2 Bathrooms

 4 Reception Rooms

 EPC Rating Band C

A spacious and much improved four bedroom detached family home, located in a highly desirable road within Chells Manor, in close proximity to a number of popular schools and a stones throw from local woodland, offering countryside walks on your doorstep.

Upon entry you will find an entrance hallway with stairs which rise to the first floor and doors into both the garage conversion (converted around 2022) and the lounge. The lounge features a large bay window and opens through into the former dining room with French doors into the conservatory and a door into the modern kitchen which leads through to the utility room giving access outside and into a downstairs wc.

Upstairs you have four double bedrooms, a modern family bathroom, a modern en-suite and custom fitted wardrobes to the master bedroom.

Outside you have a spacious rear garden with a contained patio seating area, large lawn and gated access to the front providing a driveway for multiple cars.

(Stevenage Borough Council - Council Tax Band E - EPC C)



- Four bedroom detached family home
  - Located in a highly sought after road within Chells Manor
  - Entrance hallway
  - Lounge opening into dining room
  - Modern kitchen/utility and downstairs wc
  - Conservatory
  - Garage conversion to additional reception room
  - Four double bedrooms
  - Family bathroom and modern en-suite
  - Large private rear garden with driveway to the front
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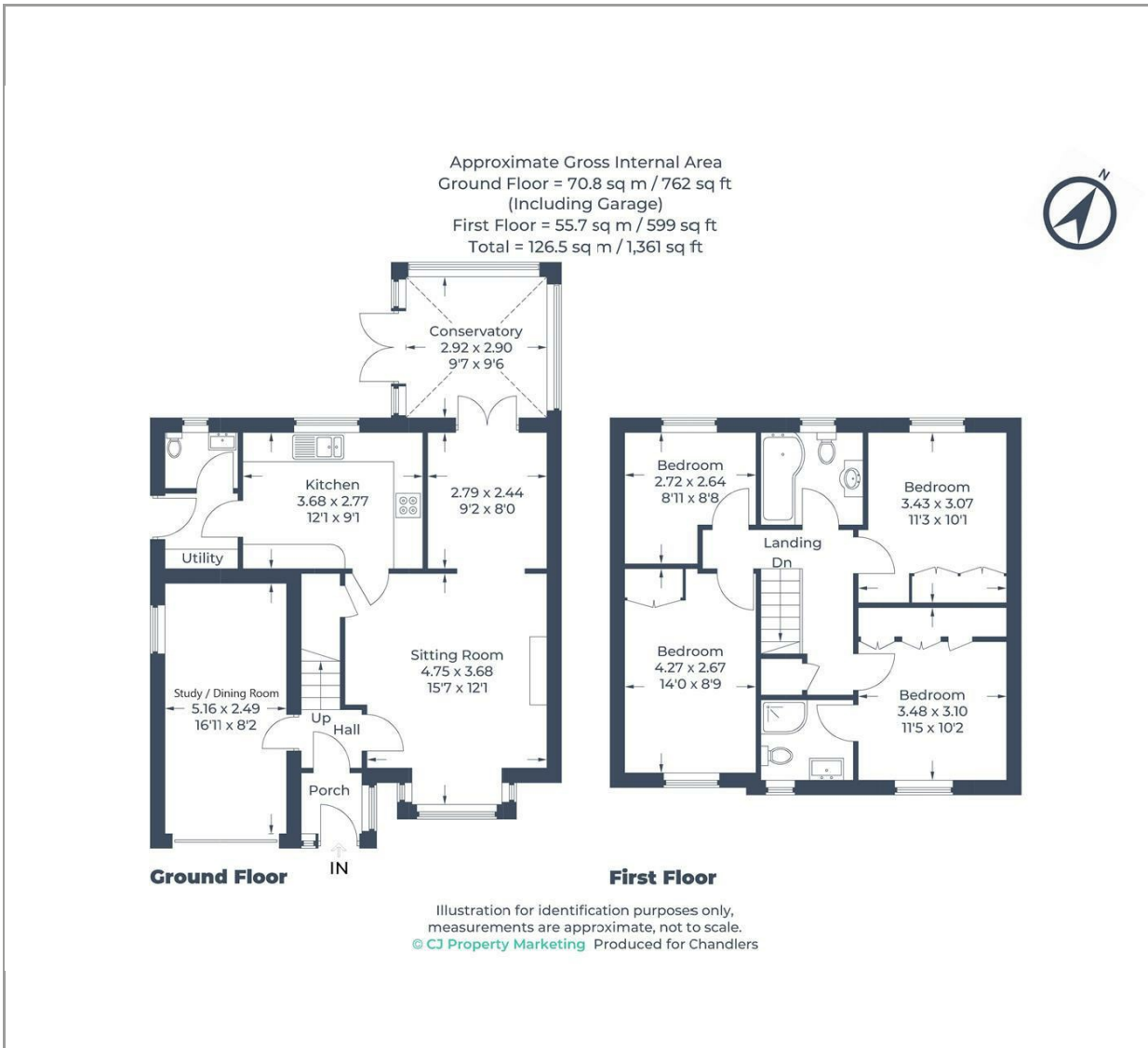












**Disclaimer**

While we believe the details provided to be correct, we do not guarantee their accuracy. Prospective buyers should verify all information independently before making any decisions. No responsibility is taken for any errors, omissions, or misstatements.

**Additional/Material Information**

- Local Authority is Stevenage
- Council tax Band E
- Tenure – Freehold
- Mains Gas, Water, Electricity



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         | 88        |
| (69-80) C                                   |  | 69                      |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

**CHANDLERS**

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