

FOR SALE

£750,000 Freehold



Froghall Lane, Walkern, Stevenage, Hertfordshire. SG2 7PH

- FOUR DOUBLE BEDROOM DETACHED HOUSE
- GARAGE AND PARKING FOR TWO CARS
- VILLAGE LOCATION WITH FANTASTIC COMMUNITY SPIRIT
- KITCHEN/DINER
- GROUND FLOOR CLOAKROOM AND UTILITY ROOM
- SPACIOUS LOUNGE
- LANDSCAPED REAR GARDEN
- STUDY AND SEPERATE STUDY AREA
- EN-SUITE SHOWER ROOM
- SEPERATE DRESSING ROOM



PROPERTY DESCRIPTION

This fantastic detached family home set within a quiet lane in the village of Walkern, has been finished to a high standard with attention to detail. Having originally been two cottages and also benefitting from a two storey extension; this vast property has ample room for a family.

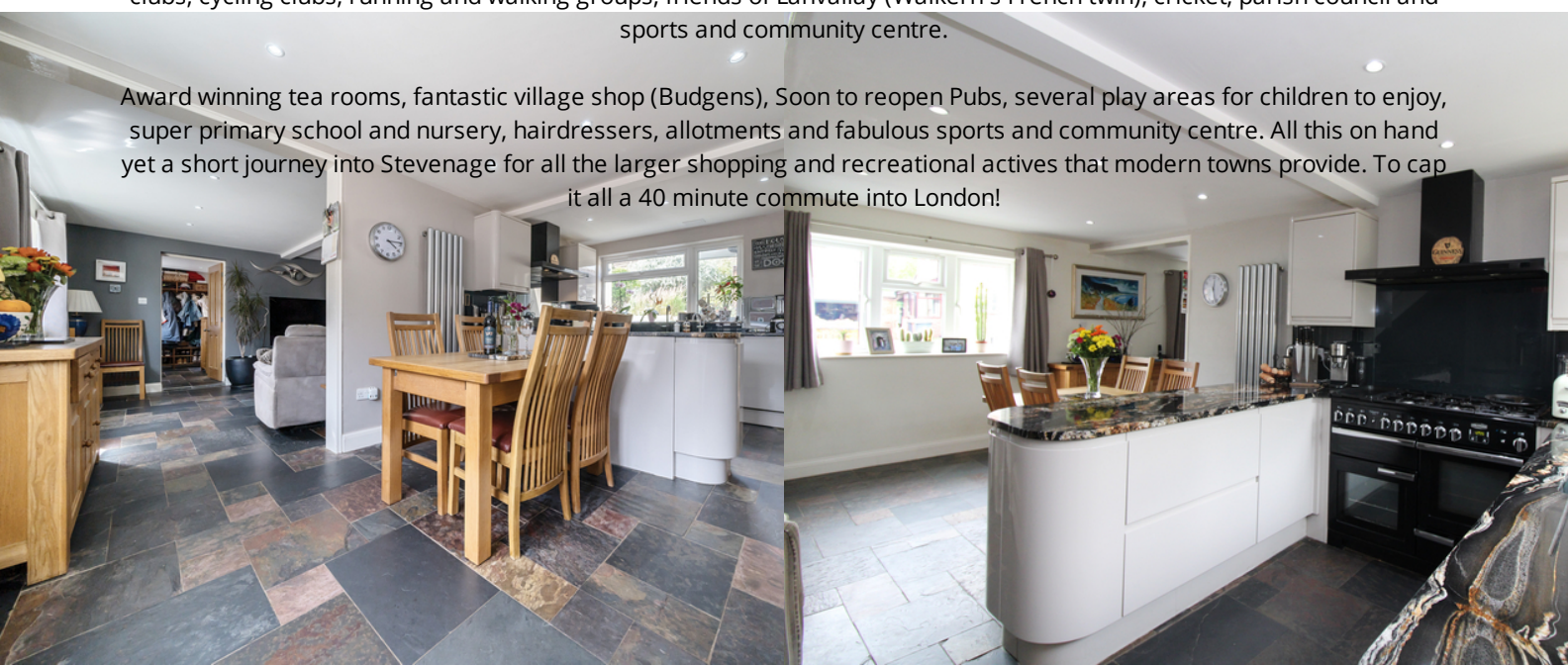
The ground floor benefits from an entrance hallway, refitted kitchen/diner, utility room, downstairs cloakroom and two reception rooms. The ground floor flows effortlessly with tiled flooring throughout. On the first floor; the landing provides a secondary study area with light tunnel, all four bedrooms accommodate double beds, the principal bedroom benefitting from a Juliet balcony, en-suite shower room and access to a dressing room. The family bathroom and w/c have both been refitted to a high standard.

Walkern is nestled within some of Hertfordshire's finest undulating countryside offering walks, cycle and horse trails in every direction. The river Beane flows through the village and is one of the rarest most cherished chalk bed stream systems which are home to many rare and indeed unique associated species. Not only does Walkern offer natural beauty but also carries a wealth of historical significance.

Walkern has one of the oldest recorded churches within Hertfordshire which has born witness to the birth of law as one of the founding signatories of the Magna Carta. More recently it saw the last witch to be sentenced within the country, Jane Wenham . This history plays its part today embedded into the social fabric.

Walkern has a thriving and welcoming community which is very easy for anyone to become part of. There are many clubs and societies just waiting to be embraced including history society, Walkern players (drama group), the church, book clubs, cycling clubs, running and walking groups, friends of Lanvallay (Walkern's French twin), cricket, parish council and sports and community centre.

Award winning tea rooms, fantastic village shop (Budgens), Soon to reopen Pubs, several play areas for children to enjoy, super primary school and nursery, hairdressers, allotments and fabulous sports and community centre. All this on hand yet a short journey into Stevenage for all the larger shopping and recreational actives that modern towns provide. To cap it all a 40 minute commute into London!



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALLWAY

Beautiful wooden cottage style door leading into an entrance hallway with a good space for coats and shoes. Tiled flooring with underfloor heating. Downlighting. Door leading into the lounge.

LOUNGE

5.58m x 4.15m (18' 4" x 13' 7")

A spacious lounge with window to the front aspect. Double oak glazed doors leading to a further reception room. Slate tiled flooring, downlighting. Radiator and radiator bench.

STUDY

3.11m x 3.05m (10' 2" x 10' 0")

A versatile reception room which could be used as an additional office/ playroom or snug. Tiled flooring with under floor heating. Window to the side aspect. Door leading into the garage. Radiator.

INTEGRAL GARAGE

6.3m x 3.4m (20' 8" x 11' 2")

Located at the rear of the property with electric roller door. Access into the study. Power and lighting. Wall mounted boiler. This garage could easily be converted to additional living space overlooking the rear garden.

KITCHEN/DINER

5.59m x 3.77m (18' 4" x 12' 4")

A well proportioned room with refitted white gloss kitchen comprising wall and base units with handleless doors and granite countertop surface over. Hot water boiling tap, wine Cooler, integrated dishwasher and space for range cooker with extractor over. Space for American style fridge/freezer. Window to the rear aspect. Door leading to the utility room. Space for dining table. Window to the front aspect.

Stairs to the first floor.

UTILITY ROOM

1.44m x 3.64m (4' 9" x 11' 11")

Fitted utility with base unit, worksurface over and stainless steel sink. Space and plumbing for washing machine and tumble dryer.

Window to the rear aspect. Door leading to the downstairs cloakroom.

DOWNSTAIRS CLOAKROOM

1.4m x 0.8m (4' 7" x 2' 7")

Partially tiled walls with vanity wash hand basin, w/c. Heated towel radiator. Window to the rear aspect.

FIRST FLOOR

FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

Downlighting. Window to the side aspect.

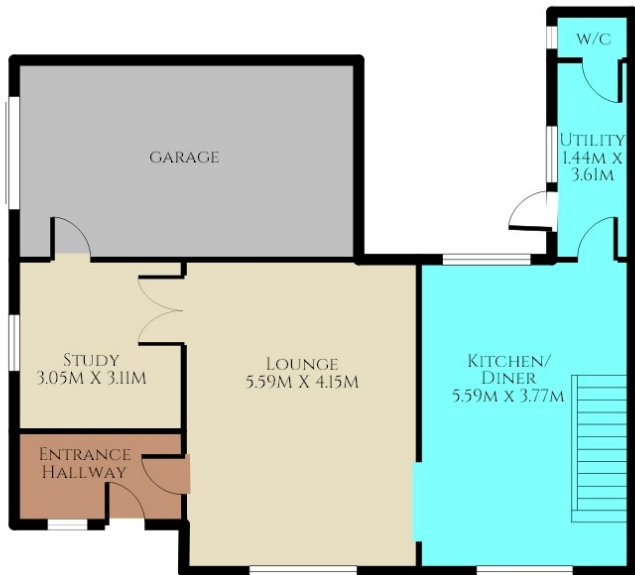
BEDROOM ONE

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

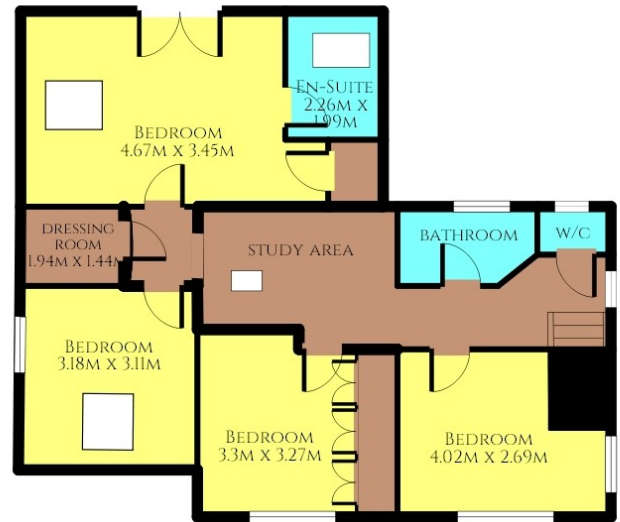


FLOORPLAN & EPC

KALM
-ESTATE AGENTS-



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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