



Cherry Tree Rise

Walkern, Stevenage,
Hertfordshire, SG2 7JL
£465,000

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Situated in the sought after village of Walkern, this beautifully presented three bedroom semi - detached family home with private off road parking to rear for two cars and a large mature garden, positioned in a cul-de-sac location. Conveniently located near local amenities such as a convenience store, school, a tea room and pub. It also provides easy access to Hertford and Stevenage, offering mainline train connections.

The ground floor of the property boasts an entrance hall, open living/ dining room, study, fitted kitchen and downstairs WC, with patio doors leading off the kitchen into the larger than normal garden. With access to your allocated rear parking and side access to the front garden.

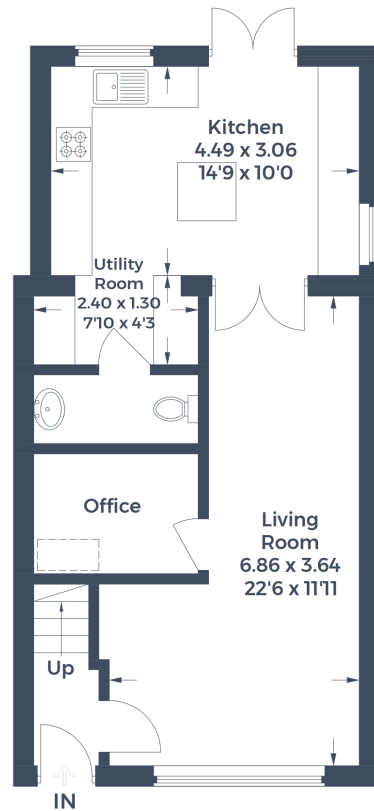
The first floor provides three bedrooms, a family bathroom and an airing cupboard. The front bedrooms offer wonderful countryside views.

- Three bedroom semi-detached family home
- Well presented throughout
- Popular village cul-de-sac location
- Off road parking
- Well maintained front and rear gardens
- 4.6 miles, 11 min drive to Stevenage Mainline train station (as per Google Maps)
- 3.7 miles, 9 min drive to Stevenage town centre (as per Google Maps)




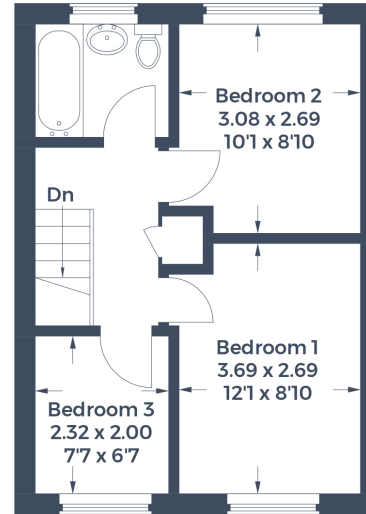


Approximate Gross Internal Area
 Ground Floor = 47.9 sq m / 516 sq ft
 First Floor = 32.5 sq m / 349 sq ft
 Total = 80.4 sq m / 865 sq ft



Ground Floor

 = Reduced headroom below 1.5m / 5'0



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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