



10, Glebe View

Walkern,
Hertfordshire, SG2 7PQ
£750,000

country
properties

A very well kept and decorated four bedroom detached house set in a popular and highly regarded cul-de-sac in the lovely quaint village of Walkern. Offering spacious internal accommodation comprising of a welcoming Entrance Hall, Downstairs WC, Study, Kitchen with space for a dining table, Utility Room, separate Dining Room, Lounge and Conservatory. On the first floor level there are four bedrooms (one with an ensuite) and a family Bathroom. With windows in every room, this bright family home also benefits from a double width Garage with parking for two vehicles in front and a gorgeous rear garden with laid to lawn in the main, patio terrace to relax and take in the countryside views and well maintained shrubs and hedges.

Accommodation

Entrance Hall

A spacious and welcoming hallway with central staircase rising to the first floor. Wood flooring. Under stairs storage. Cupboard. Doors to Lounge, Study, Dining Room, Kitchen and Downstairs WC.

Downstairs WC

Tiled flooring. Part tiled walls. Heated towel rail. Low level WC. Wash hand basin with cupboard below. Extractor fan.

Study

11' 1" x 7' 6" (3.38m x 2.29m) Carpeted. Radiator. Dual aspect provided by double glazed windows to both the front and side aspects.

Dining Room

10' 7" x 9' 8" (3.23m x 2.95m) Carpeted. Radiator. Ornate coving and plaster ceiling rose. Dual aspect provided by double glazed windows to both the front and side aspects.

Lounge

15' 1" x 14' 6" (4.60m x 4.42m) Wood flooring. Ornate corning and ceiling roses. Natural stone fireplace with electric fire. Two radiators with decorative covers. Double glazed windows to rear aspect. Double glazed French doors leading to Conservatory.

Conservatory

10' 8" x 10' 7" (3.25m x 3.23m) Of hardwood sealed unit double glazed construction. Double glazed windows to side and rear aspect. Apex roof with ceiling light and fan. Fitted custom ceiling blinds. double glazed French doors to Rear Garden.

Kitchen

13' 4" x 11' 6" (4.06m x 3.51m) Tiled flooring. Tiled splash back. Spot lighting. Fitted with a comprehensive range of cream eye and base level units with black work surfaces and an inset stainless steel sink unit with drainer and mixer tap. Stainless steel eye level double oven. Gas hob with extractor canopy above, Integrated dishwasher. Integrated fridge/ freezer. Space for dining table. Double glazed window to rear aspect. Door to Utility Room.



Utility Room

Ceramic tiled flooring. Fitted with a matching range of eye and base level units with work surface over. Stainless steel sink unit with mixer tap and drainer. Space and plumbing for a washing machine and tumble dryer. Cupboard housing wall mounted boiler. Extractor fan. Double glazed door to the Rear Garden.

First Floor

Galleried Landing

Carpeted. Airing cupboard with hot water tank. Access to boarded loft with drop down ladder and lighting. Double glazed window to the front elevation. Doors to Bedrooms and Bathroom.

Bedroom one

11' 2" x 9' 9" (3.40m x 2.97m) Carpeted. Two fitted wardrobes. Radiator. Double glazed window to rear aspect. Doors to Ensuite.

En Suite

Tiled flooring. Tiled walls. Spot lighting. Chrome heated towel rail. Shower cubicle. Wash hand basin. Low level WC. Frosted double glazed window to side aspect.

Bedroom two

10' 9" x 10' 0" (3.28m x 3.05m) Carpeted. Fitted wardrobe. Radiator. Double glazed window to front aspect.

Bedroom Three

10' 9" x 10' 0" (3.28m x 3.05m) Carpeted. Fitted wardrobe. Radiator. Double glazed window to rear aspect.

Bedroom Four

11' 2" x 7' 2" (3.40m x 2.18m) Carpeted. Fitted wardrobe. Radiator. Double glazed window to front aspect.

Family Bathroom

9' 8" x 6' 2" (2.95m x 1.88m) Fully tiled (floors and walls) bathroom. Panelled bath with chrome mixer tap and shower attachment. Wash hand basin with vanity cupboard below. Low level WC. Chrome heated towel rail and double glazed window to rear aspect.

Outside

Front

Front boarder with boundary hedging and shrubs with pathway extending to the front door with storm porch and carriage lights.

Rear Garden

A generous sized rear garden stretching the width of the house and garage. Paved terrace area with countryside views. Fenced surround. Laid to lawn in the main. Well maintained hedging and shrub borders. Door into Double Garage.

Driveway

Located at the side of the house. Double width driveway to accommodate off street parking for two vehicles (side by side).

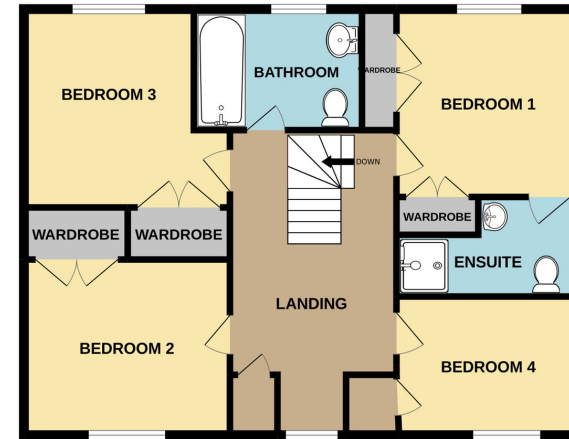
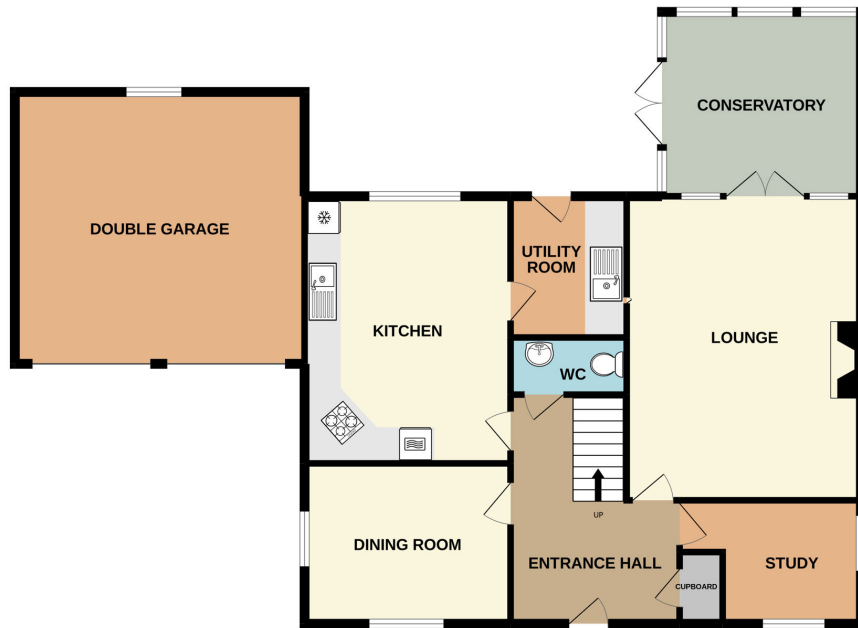
Double Garage

20' 3" x 18' 0" (6.17m x 5.49m) Generous sized double width garage with remote control activated up and over doors. Power and lighting. Single glazed window to rear aspect. Door into Rear Garden.



GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	84
(81-91)	B	
(69-80)	C	
(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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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