

**Wallace Green Way**

OWN HOMES

Approximate Gross Internal Floor Area : 167.0 sq m / 1797.57 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

**Ground Floor**

**First Floor**

**Second Floor**

**Energy Efficiency Rating**

EU Directive 2002/91/EC

Rating	Very energy efficient - lower running costs	Not energy efficient - higher running costs
A	(92-100)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Current	84	
Potential	94	



31 Wallace Green Way, Walkern SG2 7FB

Offers in excess of £750,000 Freehold

Tel: 01438 367753

www.own-homes.com

Email: sales@own-homes.com

**Description**

Accommodation comprises of spacious entrance hall, downstairs cloakroom, a spacious lounge. To the rear there is a spacious kitchen/diner with doors onto the rear garden.



In addition to this there is a stunning living area with integrated bar area. This creates a sociable space when entertaining guests or day to day family life.

The kitchen benefits from a range of wall and base units with built in appliances. The dining area is also of a good size and has the potential to include a section of the double garage by means of conversion. This would create lots of additional living space.



Upstairs to the first level there is three well proportioned bedrooms and the main family bathroom. The bathroom benefits from a W/C, wash basin and enclosed bath with incorporated shower.

The second floor benefits from a fabulous master bedroom and en-suite bathroom. The en-suite has W/C, wash basin and double shower.

Outside to the front there is a private driveway providing ample off road parking.

The rear garden is situated on a generous size plot and is laid to lawn. (South facing). There is a beautiful porcelain patio with gazebo.



Walkern is a select and pretty village set through country lanes approximately four miles from the nearest train station in Stevenage which has fast regular trains to London Kings Cross (approx 23 minutes). Within the village there are local shops including a convenience store, renowned tea rooms, pubs, restaurants and a highly regarded infant/junior school which has an OFSTED rating of excellent.

