



Cherry Tree Rise, Walkern, Stevenage, Hertfordshire. SG2 7JL

- DETACHED HOUSE
- FIVE BEDROOMS (FOUR DOUBLES AND ONE SINGLE)
- DRIVEWAY FOR 2/3 CARS
- DOWNSTAIRS OFFICE/SNUG/PLAYROOM
- DOWN STAIRS CLOAKROOM
- KITCHEN/DINER
- BATHROOM AND WETROOM UPSTAIRS
- COMBINATION BOILER
- VILLAGE LOCATION WITH FANTASTIC COMMUNITY SPIRIT
- CLOSE TO AMENITIES AND GOOD PRIMARY SCHOOL



PROPERTY DESCRIPTION

****Guide Price £500,000 - £530,000****

This five bedroom, detached family home is a fantastic size for a family with ample space. The property boasts; kitchen/diner, large lounge, downstairs cloakroom, ground floor office/snug, five bedrooms upstairs (four are doubles and one single), bathroom and wetroom. The front of the property allows parking for two to three cars and the rear garden is mainly lawn with two patio areas.

Cherry Tree Rise is situated in the beautiful village of Walkern, in the outskirts of Stevenage. The village has a lovely community vibe offering lots for the locals to get involved in. Having most amenities within the village including:

Walkern Primary School 0.1 Miles

Childrens play area 0.1 Miles

Local shop and Post Office 0.1 Miles

Allotments 0.3 Miles

Walkern sports and community centre 0.3 Miles

Local pub 0.3 Miles

Walkern has frequent buses to both Hertford and Stevenage and school buses to Buntingford middle and secondary schools.



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALLWAY

Doors to kitchen/diner, lounge, office, downstairs cloakroom. Stairs to the first floor with storage underneath. Radiator.

KITCHEN/DINER

2.35m x 7.54m (7' 9" x 24' 9")

Wooden fitted kitchen with a range of wall and base units with worksurface over. Space for range cooker, American style fridge/freezer, washing machine and slimline dishwasher. Wall mounted combination boiler. Window to the front aspect and vertical frosted windows to the lounge. Space for a dining table. Stable door to the side.

LOUNGE

5.48m x 5.66m (18' 0" x 18' 7")

A great size 'L' shaped lounge with French doors opening to the garden and window to rear aspect. Log burner. Two radiators.

DOWNSTAIRS CLOAKROOM

2.03m x 0.83m (6' 8" x 2' 9")

W/C and wash hand basin, window to the side aspect.

OFFICE/SNUG/PLAYROOM

2.02m x 3.43m (6' 8" x 11' 3")

This versatile additional ground floor room could be used for a multitude of uses including; home office, playroom, snug or even a ground floor bedroom if required. Window to the front aspect. Radiator.

FIRST FLOOR

FIRST FLOOR LANDING

Doors to all bedrooms, bathroom and wetroom. Access to the loft via a hatch.

BEDROOM ONE

3.43m x 2.85m (11' 3" x 9' 4")

Double bedroom with window to the front aspect. Radiator.

BEDROOM TWO

3.15m x 2.7m (10' 4" x 8' 10")

Double bedroom with window to the front aspect. Radiator.

BEDROOM THREE

3.21m x 2.66m (10' 6" x 8' 9")

Double bedroom with window to the rear aspect. Radiator.

BEDROOM FOUR

2.79m x 2.76m (9' 2" x 9' 1")

Double bedroom with window to the rear aspect. Radiator.

BEDROOM FIVE

2.43m x 2.83m (8' 0" x 9' 3")

Single bedroom with window to the side aspect. Radiator.

BATHROOM

1.72m x 2.46m (5' 8" x 8' 1")

Fully tiled bathroom comprising; side panel bath with mixer tap and shower attachment, vanity unit wash hand basin and enclosed cistern. Heated towel radiator and window to the side aspect.

WET ROOM

0.88m x 1.63m (2' 11" x 5' 4")

Fully tiled walls with wet room standard flooring, shower, heated towel radiator and window to the side aspect.

EXTERIOR

DRIVEWAY

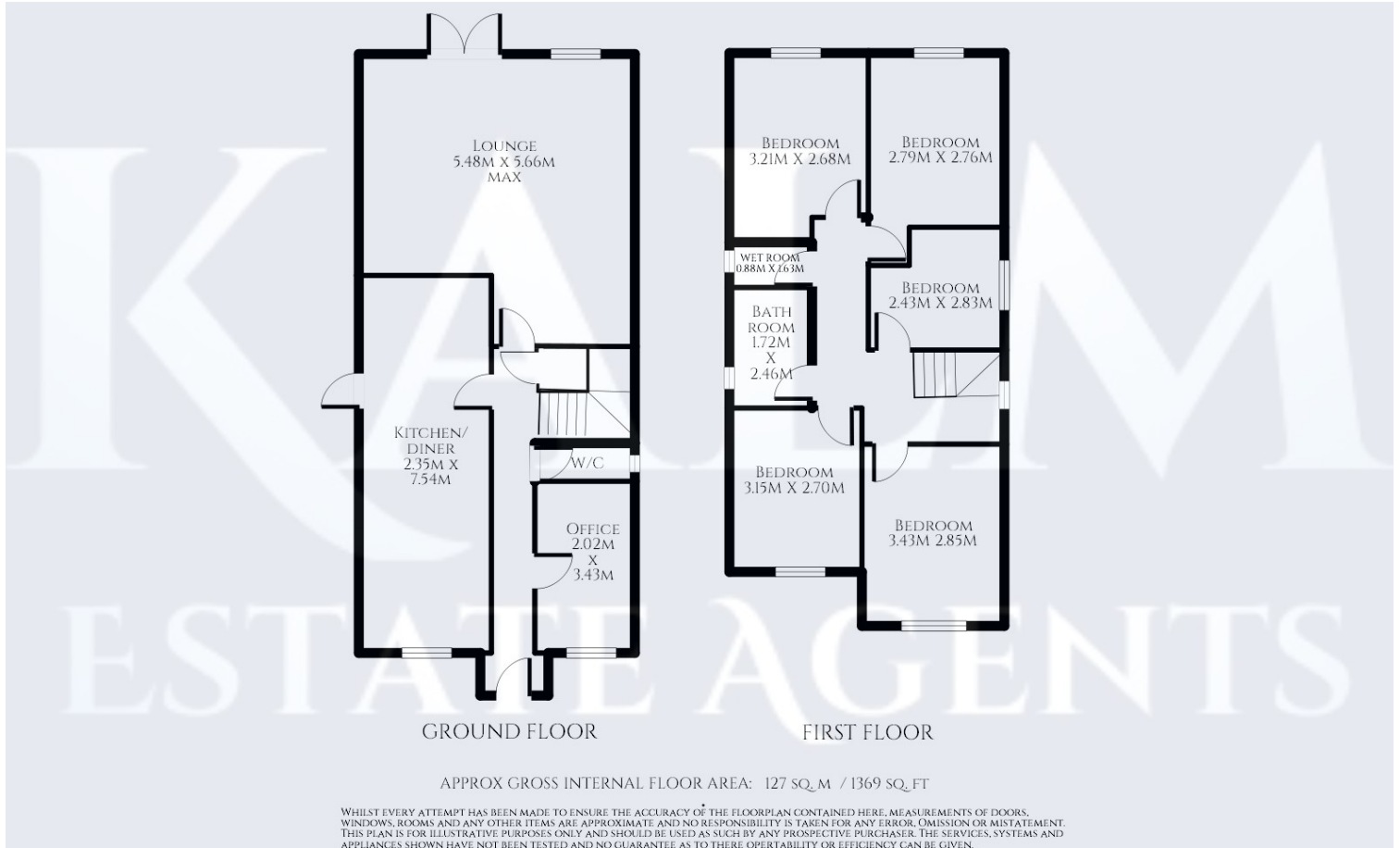
Block paved driveway to the front allows parking for two to three cars. Access to the back via the side entrance.

REAR GARDEN

Fully enclosed rear garden with patio area and lawn area. Space for shed.



FLOORPLAN & EPC



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