



# 14 Totts Lane, Walkern, Stevenage, Hertfordshire. SG2 7PL

- FOUR BEDROOMS
- OVERLOOKING FIELDS TO THE FRONT
- SOUTH FACING REAR GARDEN
- KITCHEN/DINER
- UTILITY ROOM
- LARGE ENTRANCE HALLWAY
- DOWNSTAIRS CLOAKROOM
- LOG BURNERS IN KITCHEN AND LOUNGE
- CONSERVATORY
- EN-SUITE SHOWER ROOM





## PROPERTY DESCRIPTION

\*\*\*GUIDE PRICE £600,000 - £625,000\*\*\*

Down a quiet lane, with views of horses in the fields to the side; this family home located in Walkern, Hertfordshire offers the tranquility of village life with the option to get to amenities quickly. Starting out as two cottages, this property has seen massive transformation over the years to include a large extension to the side to create the substantial family home it now is.

The property has retained many wonderful features including high ceilings, two log burning stoves and lots of storage cupboards. The property benefits from a large entrance hallway, kitchen/breakfast room, lounge, utility room, downstairs cloakroom, conservatory, four good size bedrooms, en-suite shower room and family bathroom.

Totts Lane is located in Walkern, Hertfordshire and close to the following amenities:

Allotments 0.1 miles

Children play area 0.2 miles

Local shop and Post Office 0.2 miles

Local pub 0.2 miles

Walkern Primary School 0.3 miles

Brewery tea rooms 0.3 miles

Walkern sports and community centre 0.5 miles

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





## ROOM DESCRIPTIONS

### ENTRANCE HALLWAY

A lovely bright room with doors to the kitchen/diner, lounge and downstairs cloakroom. Stairs to the first floor. Storage cupboard. Space for piano.

### KITCHEN/BREAKFAST ROOM

6.06m x 3.9m (19' 11" x 12' 10")

A wonderful entertaining space with fitted kitchen comprising; a range of wall and base units, stone work surface over. Space for range cooker, freestanding fridge/freezer. Integrated dish washer. Window and door to the rear aspect. Door leading to the utility room. Tiled flooring with under floor heating. Space for a large family dining table next to the log burning stove with window to the rear aspect.

### UTILITY ROOM

2.8m x 1.8m (9' 2" x 5' 11")

Fitted utility with a range of wall and base units with work surface over and stainless steel sink. Space and plumbing for washing machine and tumble dryer. Window to the front aspect. Wall mounted combination boiler. Door to side aspect.

### LOUNGE

3.4m x 5.9m (11' 2" x 19' 4")

A cozy room with window to the front aspect and doors opening to the conservatory. Two radiators and log burning stove.

### CONSERVATORY

3.16m x 2.6m (10' 4" x 8' 6")

A lovely bright room UPVC conservatory with French doors opening to the rear garden.

### DOWNSTAIRS CLOAKROOM

0.7m x 1.3m (2' 4" x 4' 3")

W/C and wash hand basin.

### FIRST FLOOR

#### FIRST FLOOR LANDING

Doors leading to all bedrooms and bathroom. Access to two lofts via a hatch.

#### BEDROOM ONE

4.5m x 2.86m (14' 9" x 9' 5")

Double bedroom with window to the front aspect and door leading to en-suite. Radiator. Loft access with pull down ladder to 3rd loft. Storage cupboard housing hot water tank.

#### EN-SUITE SHOWER ROOM

2.8m x 1.34m (9' 2" x 4' 5")

Single shower enclosure with thermostatic shower over, wash hand basin and w/c. Window to the rear aspect.

#### BEDROOM TWO

3.4m x 3m (11' 2" x 9' 10")

Double bedroom with window to the front aspect. Fitted wardrobe. Radiator.

#### BEDROOM THREE

3.08m x 2.4m (10' 1" x 7' 10")

Double bedroom with window to the rear aspect. Storage cupboard. Radiator.

#### BEDROOM FOUR

3m x 2.4m (9' 10" x 7' 10")

Window to the front aspect. Storage cupboard. Radiator.

#### BATHROOM

3.3m x 1.8m (10' 10" x 5' 11")

A large bathroom with feature brick exposed wall, side panel bath with shower over, wash hand basin and w/c. Velux window.

#### EXTERIOR

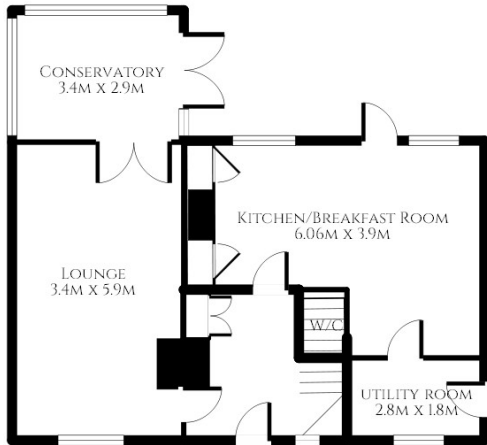
#### DRIVEWAY

A pea shingle driveway to the front can easily park two cars.

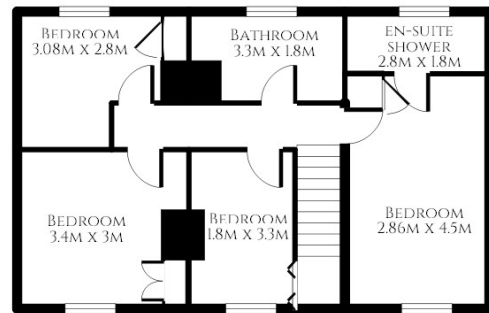
#### REAR GARDEN



# FLOORPLAN & EPC



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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