



High Street, Walkern, Stevenage, Hertfordshire. SG2 7NT

- GRADE II LISTED DETACHED COTTAGE, WITH A LARGE ACCOMODATION OF 155SQM (1668SQ FT)
- FEATURE CHARACTERISTICS - LOG BURNERS, BEAMS, WOOD PANELLING AND WINDOWS
- THREE VERSATILE RECEPTION ROOMS WHICH COULD BE CHANGED INTO BEDROOMS
- PARKING FOR FOUR CARS
- COMBINATION BOILER
- RECENTLY REDECORATED THROUGH OUT INCLUDING OUTSIDE
- LARGE ENTERTAINING KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS SHOWER ROOM AND UPSTAIRS BATHROOM
- MATURE LANDSCAPED REAR GARDEN
- VILLAGE LOCATION WITH FANTASTIC COMMUNITY SPIRIT



PROPERTY DESCRIPTION

Located on the corner of the High Street of Walkern and Totts Lane; this beautiful double fronted, Grade II listed property was built in the 1700's. The property has been recently redecorated throughout (including exterior) and has been lovingly finished with feature characteristics including three log burners (one in each reception room), exposed beams, wood panelling, sash windows and a stable door.

The property comprises two front reception rooms with bay windows, large entertaining kitchen with space for dining table; opening to the outside patio, utility room leading to downstairs shower room, a further rear reception room/bedroom. Upstairs there are two double bedrooms and a family bathroom. To the exterior is a well maintained rear garden with an array of shrubs and plants and parking for multiple cars on a shingled area.

The village of Walkern has a fantastic community with lots of groups and societies with a good range of local amenities and access into Stevenage within 8 minutes for further amenities.

Childrens play area 0.1 miles

Local shop and Post Office 0.1 miles

Local pub 0.1 miles

Walkern Primary School 0.3 miles



ROOM DESCRIPTIONS

GROUND FLOOR

LOUNGE

4.07m x 5.52m (13' 4" x 18' 1")

The front door enters into the good size lounge with bay window to the front aspect. Log burner inset to brick chimney. Wood panelling to walls. Feature beams. Radiator.

FORMAL DINING ROOM

4.2m x 4.2m (13' 9" x 13' 9")

Bay window to the front aspect. Log burner set within brick chimney. Wood panelling to the walls. Exposed beams. Radiator.

KITCHEN/DINER

5.8m x 3.9m (19' 0" x 12' 10")

Beautifully fitted, entertaining kitchen with a range of wall and base units with Shaker style doors and wooden worksurfaces. Integrated dishwasher, inset ceramic sink. Space for range cooker with extractor over. Tiled flooring. French doors leading to the patio area. Door to further reception room. Stairs to the first floor. Velux window. Downlighting. Wall mounted combination boiler. Space for dining table.

UTILITY ROOM

2m x 2.1m (6' 7" x 6' 11")

Range of wall and base units with worksurface and inset stainless steel sink over. Space and plumbing for washing machine and tumble dryer. Window to the rear aspect. Radiator.

DOWNSTAIRS SHOWER ROOM

2m x 2.1m (6' 7" x 6' 11")

Partially tiled walls with corner shower tray enclosure, wash hand basin and w/c. Window to the side aspect.

FAMILY ROOM / BEDROOM THREE

4.6m x 3.7m (15' 1" x 12' 2")

A versatile reception room/ third bedroom located at the back of the property with French doors leading out to the rear garden. Two windows to the side aspect. Exposed beams. Log burner and radiator. Downlighting.

FIRST FLOOR

FIRST FLOOR LANDING

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

BEDROOM ONE

4m x 3.1m (13' 1" x 10' 2")

Double bedroom with sash window to the front aspect. Feature fire place. Walk in wardrobe. Radiator.

BEDROOM TWO

4.10m x 3.1m (13' 5" x 10' 2")

Double bedroom with sash window to the front aspect. Radiator.

BATHROOM

3.2m x 3.1m (10' 6" x 10' 2")

Side panel bath with metro style tiles, wash hand basin and w/c. Sash window to the front aspect.

EXTERIOR

FRONT OF PROPERTY

Picturesque, double fronted symmetrical house with a low maintenance decorative stone front garden.

REAR GARDEN

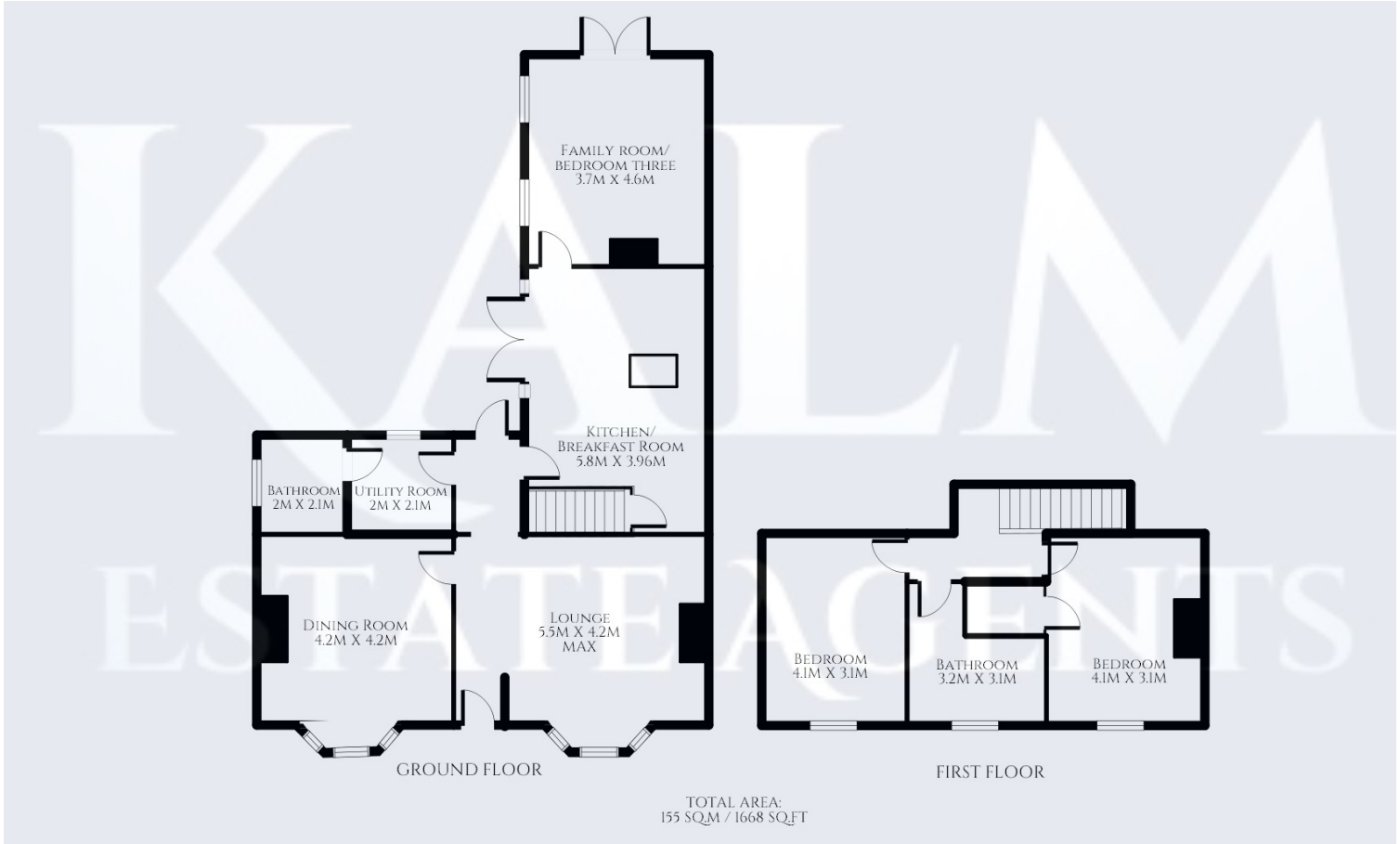
Enclosed mature garden with Flagstone patio area leading to a lawned area bordered with mature shrubs and trees. The original smoking shelter has had doors added to make a great storage area. Gated access to the shingle driveway.

DRIVEWAY

Pea shingle driveway accessible from Totts Lane with parking for multiple cars.



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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