

FOR SALE

£325,000 Freehold



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

- CHAIN FREE
- THREE BEDROOMS
- TWO ALLOCATED PARKING SPACES
- LOUNGE/DINER
- SHAKER STYLE FITTED KITCHEN WITH INTEGRATED APPLIANCES
- CONSERVATORY
- SHOWER ROOM
- WEST FACING REAR GARDEN
- VILLAGE LOCATION WITH FANTASTIC COMMUNITY SPIRIT
- CLOSE TO AMENITIES AND GOOD PRIMARY SCHOOL



PROPERTY DESCRIPTION

****GUIDE PRICE £325,000 - £350,000****

This well presented, three bedroom family home located in Walkern Village and is being sold Chain free. The property comprises; entrance hallway, lounge/diner, kitchen, conservatory, three bedrooms and shower room. The property also benefits from two parking spaces, front and rear gardens.

Cherry Tree Rise is a Cul-de -sac within the village of Walkern.

Local shop and Post Office 0.1 Miles

Children play area 0.1 Miles

Walkern Primary School 0.2 Miles

Allotments 0.3 Miles

Local pub 0.3 Miles

Walkern sports and community centre 0.4 Miles

Nobel Secondary School 1.7 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

Open to lounge, stairs to the first floor.

LOUNGE/DINER

3.72m x 6.86m (12' 2" x 22' 6")

A good size 'L' shaped room with window to the front aspect, bi-fold doors to the conservatory. Door to the kitchen.

KITCHEN

2.22m x 3.72m (7' 3" x 12' 2")

Refitted shaker style kitchen with a range of wall and base units with worksurface over. Stainless steel sink. Integrated fridge/freezer, washing machine and slim line dishwasher. Open to conservatory.

CONSERVATORY

4.39m x 2.74m (14' 5" x 9' 0")

Windows to all aspects, French doors leading out to the garden.

FIRST FLOOR

FIRST FLOOR LANDING

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

BEDROOM ONE

3.69m x 2.67m (12' 1" x 8' 9")

Double bedroom with window to the front aspect. Fitted wardrobes.

BEDROOM TWO

3.10m x 2.69m (10' 2" x 8' 10")

Double bedroom with window to the rear aspect.

BEDROOM THREE

2.32m x 2.01m (7' 7" x 6' 7")

Single bedroom with window to the front aspect.

SHOWER ROOM

1.95m x 1.63m (6' 5" x 5' 4")

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

EXTERIOR

FRONT GARDEN

Mainly laid to lawn with path to the front door.

REAR GARDEN

Mainly laid to lawn. Patio area. Shed. Access via gate to the car park.

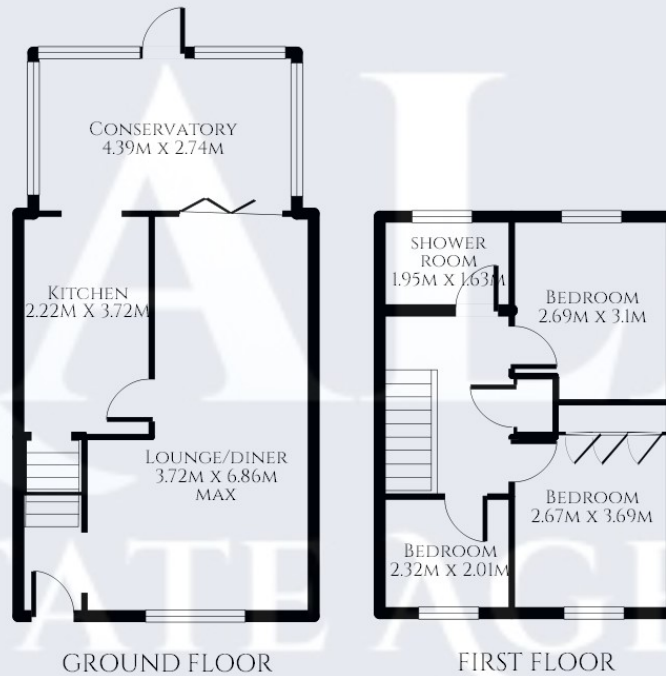
ALLOCATED PARKING SPACE

ALLOCATED PARKING SPACE



FLOORPLAN & EPC

KALM
-ESTATE AGENTS-



TOTAL AREA: 77 SQ_M / 827 SQ_FT

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 MISTATEMENT. 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 THERE OPERTABILITY OR EFFICIENCY CAN BE GIVEN.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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