

# HUNTERS®

HERE TO GET *you* THERE



Walkern Road

STEVENAGE, SG1 3RZ

Offers In Excess Of £340,000



Council Tax: C



Welcome to this charming terraced house located on Walkern Road in the old town. This delightful property boasts a good size lounge/diner, perfect for entertaining guests or relaxing with your family. With three bedrooms, there is ample space for everyone to enjoy a good night's sleep. The house also features a well-appointed bathroom, ensuring convenience for all residents.

Situated in the heart of Stevenage old town, this property offers a wonderful opportunity to be part of a vibrant community with easy access to local amenities and transport links.

Don't miss out on the chance to own this lovely property in a sought-after location. Contact us today to arrange a viewing and take the first step towards making this house your new home.



### The Accommodation Comprises

UPVC double glazed front door opening to:

#### Entrance Hall

Coat hanging space, central heating thermostat, radiator, stairs rising to the first floor and doors to:

#### Lounge/Dining Room

19'8 x 9'11 (5.99m x 3.02m )

Dual aspect provided by double glazed french doors opening to the rear garden with double glazed window to front elevation. Ample space for dining table and two radiators.

#### Kitchen/ Breakfast Room

16'2 x 11'1 (4.93m x 3.38m )

Measurements exclude a recess with double glazed window to front elevation. Fitted with a comprehensive range of farmhouse pine base and eye level units, drawers finished with a granite effect, rolled edge work surfaces with an inset sink unit with mixer tap. Slot in oven with gas hob and extractor fan above with space and plumbing for further kitchen appliances. Wall mounted gas fired boiler and tiled splashbacks, useful understairs storage cupboard, radiator, double glazed door and window to rear elevation.

#### Landing

Access to loft space, radiator and doors to:

#### Bedroom One

11'7 x 10'7 (3.53m x 3.23m )

Airing cupboard with hot water tank and laundry shelves. Downlighters, radiator and double glazed window to front elevation.

#### Bedroom Two

13'9 x 8'11 (4.19m x 2.72m )

Built in wardrobes, radiator and double glazed window to the rear elevation.

#### Bedroom Three

10'8 x 6'5 (3.25m x 1.96m )

Radiator and double glazed window to the front elevation.

#### Family Bathroom

7'3 x 5'8 plus recess (2.21m x 1.73m plus recess )

Fitted with a four piece suite comprising a panelled bath, pedestal hand wash basin, low level W/C and a walk-in shower enclosure with a fitted shower over. Downlighters, extractor fan, fully tiled walls and mosaic tiled floor. Double glazed window to the rear elevation.

#### Outside

#### Front Garden

The property is set back from the road with a pedestrian pathway extending to the front garden. Laid to lawn with borders either side of path to front door. Clipped perimeter hedging.

#### Rear Garden

Enjoying a private aspect, laid to lawn with a paved patio part covered by wooden pergola. Pathway extending to gated rear access. Useful wooden garden shed with double glazed door. Outside tap.



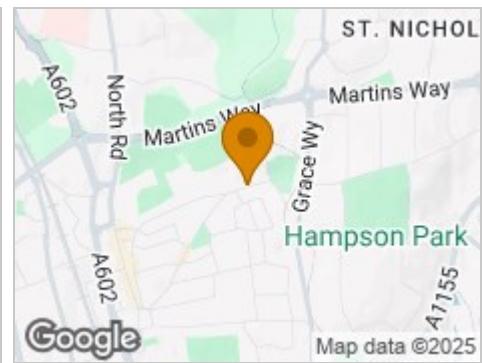
## Road Map



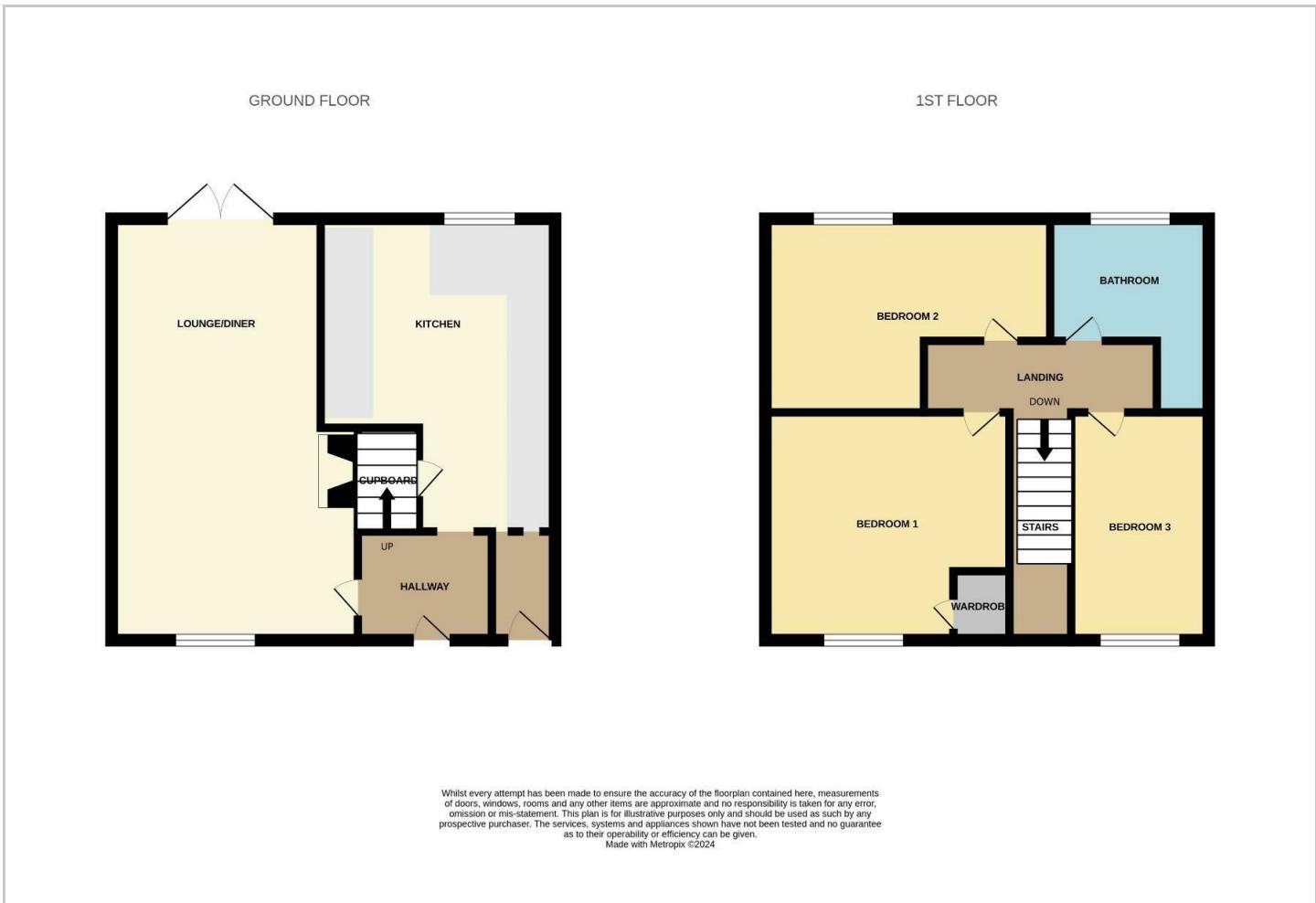
## Hybrid Map



## Terrain Map



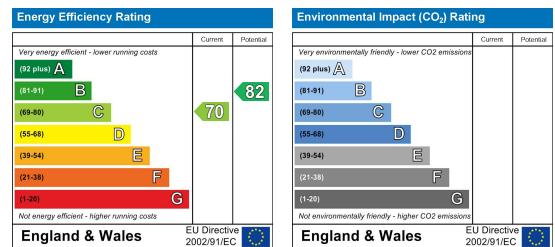
## Floor Plan



## Viewing

Please contact our Hunters Stevenage Office on 01438 313393 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.