

# Alexander Bond & Company

Estate Agents | Property Management



High Street, Walkern, Hertfordshire, SG2 7NU

Guide Price £385,000





# High Street

Walkern, SG2 7NU

- Three Bedroom Character Cottage
- Garage
- Gas Central Heating to Radiators
- Kitchen with Appliances
- Character Property
- Popular Village Location
- Garden and Courtyard
- Chain Free
- Off Street Parking

Alexander Bond & Company are delighted to offer for sale this chain-free, charming three-bedroom semi-detached character cottage, located in the popular village of Walkern.

The property offers plenty of scope to extend or develop (STPP) and comprises, on the ground floor, a fitted kitchen with appliances, a lounge, and a downstairs cloakroom and bathroom. On the first floor there are three bedrooms.

Outside, to the front there is off-street parking, and to the side a garden area leading to a rear courtyard.

Walkern is a popular village approximately four miles from the nearest train station in Stevenage, which offers fast, regular services to London King's Cross (approximately 25 minutes). The village provides a range of local amenities, including a convenience store, renowned tea rooms, pubs, restaurants, and a highly regarded JMI school.



## KITCHEN

12'7" x 7' (3.84m" x 2.13m)

Access via front door, double glazed window to side, wood work top surfaces, fitted wall and base units with cupboards and drawers, built in oven and hob, stainless steel extractor hood, plumbing for a washing machine, stainless steel sink unit with mixer tap and drainer, space for a fridge / freezer, vinyl flooring.

## INNER LOBBY

Stairs off to first floor, vinyl flooring, double glazed door to outside.

## CLOAKROOM

Low level WC, opaque double glazed window, ceramic tiled floor.

## BATHROOM

Opaque double glazed window, fitted panelled bath with mixer tap and attachment, hand wash basin with mixer tap, tiled walls.

## STAIRS & LANDING

Window to rear.



**BEDROOM ONE** 10'5" x 10'2" (3.18m" x 3.10m")  
Double glazed window, radiator, access to loft.

**BEDROOM TWO** 12'9" x 7'4" (3.89m" x 2.24m")  
Single glazed window, built in boiler cupboard house a gas fired boiler, radiator.

**BEDROOM THREE** 7'9" x 7'1" (2.36m" x 2.16m")  
Double glazed window, radiator.

#### **OUTSIDE**

**FRONT:** Off Street parking

**REAR:** Lawned area, outside light, brick built store shed with light, path to rear.

#### **GARAGE**

Metal up and over door. The garage is located in a near by block.

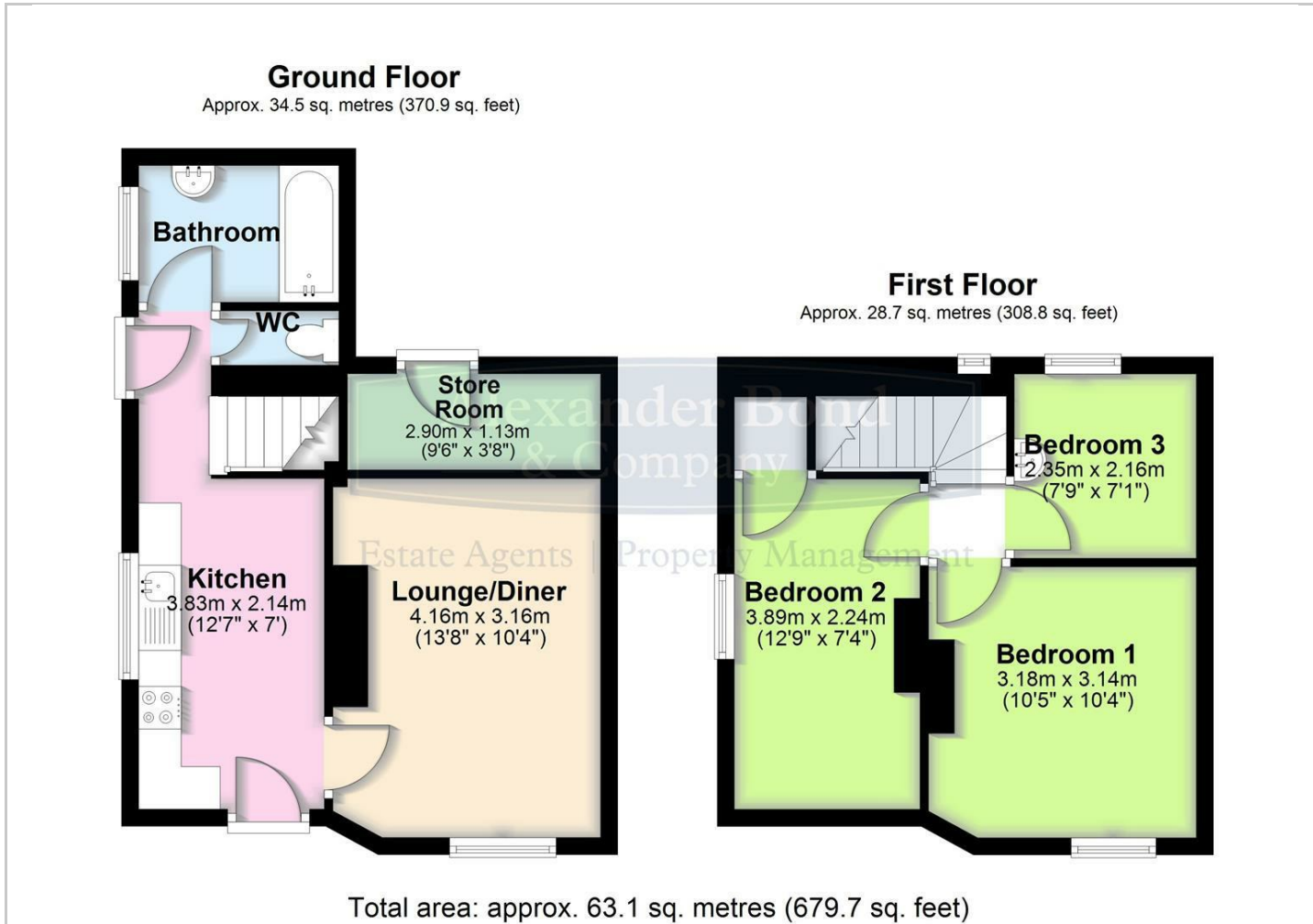
#### **Directions**

Walkern is a sought-after village located approximately four miles from Stevenage, offering a peaceful semi-rural setting while remaining well connected for commuters. The nearest mainline train station is in Stevenage, where fast and frequent services run to London King's Cross in around 25 minutes, as well as other major destinations including Cambridge and Peterborough. Local bus routes also provide regular services between Walkern and Stevenage, as well as surrounding villages, making day to day travel convenient without the need for a car. The village itself offers a strong sense of community with a range of local amenities including a convenience store, traditional pubs, popular tea rooms, and well-regarded schooling, including a highly regarded JMI primary school.

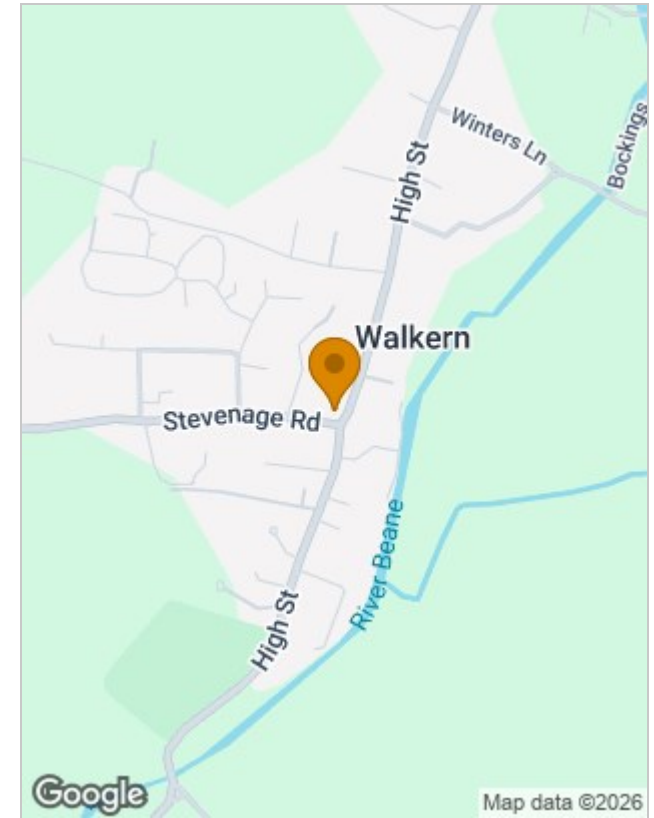




## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100+
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Alexander Bond & Co Office on 01438 811511 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.