

# Alexander Bond & Company

Estate Agents | Property Management



166 High Street, Walkern, SG2 7NU

Guide Price £385,000



2



1



1



D



# 166 High Street

Walkern, SG2 7NU

- Popular Village Location
- Re-Fitted Kitchen
- Utility Room
- Garden and Courtyard
- Chain Free
- Two Bedroom Character Cottage
- Downstairs Cloakroom
- Off Street Parking
- Semi Detached

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

The property comprises, on the ground floor, a re-fitted kitchen with appliances, a lounge, a downstairs cloakroom, and a utility room. Upstairs there are two good-sized bedrooms and a modern re-fitted bathroom with a shower.

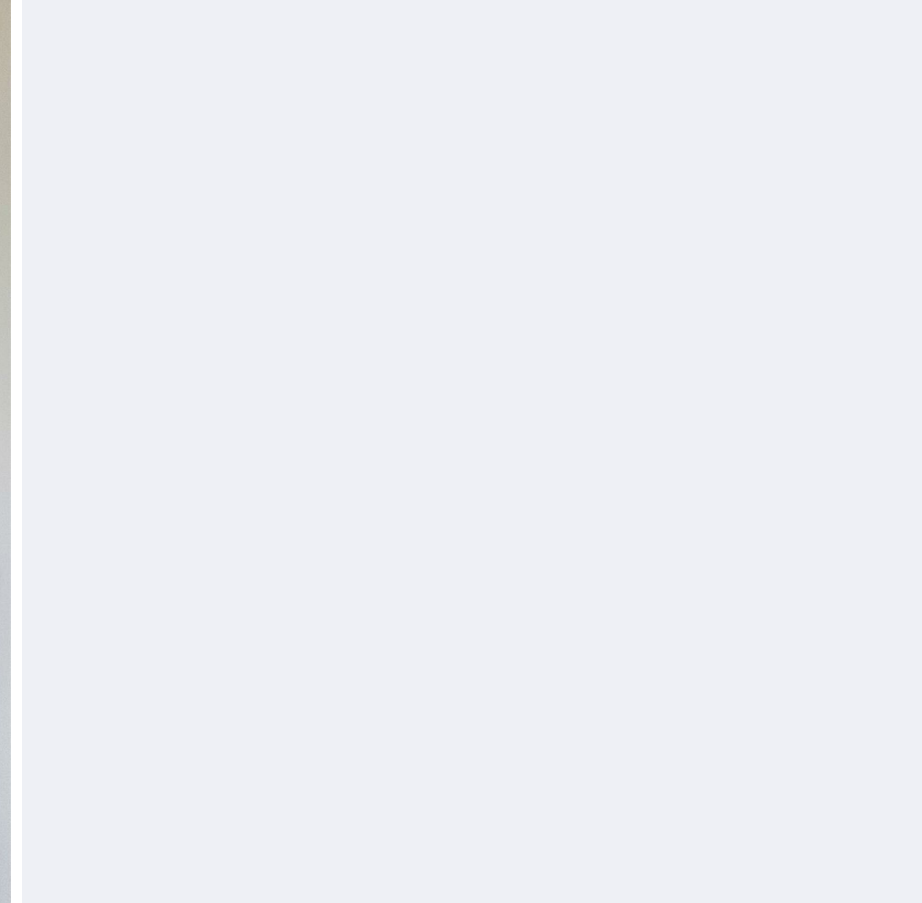
Outside, to the front there is off-street parking, and to the side a garden area leading onto a rear courtyard.

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.



<b>KITCHEN</b>	12'4" x 7'4" (3.78 x 2.24)
<b>LOUNGE</b>	14'0" 10'7" (4.27 3.25)
<b>INNER LOBBY</b>	
<b>DOWNSTAIRS CLOAKROOM</b>	
<b>UTILITY ROOM</b>	8'0" x 5'8" (2.45 x 1.75)
<b>STAIRS &amp; LANDING</b>	
<b>BEDROOM ONE</b>	10'5" x 10'5" (3.19 x 3.2)
<b>BEDROOM TWO</b>	11'7" x 7'8" (3.54 x 2.36)
<b>BATHROOM</b>	
<b>PARKING</b>	
<b>GARDENS</b>	





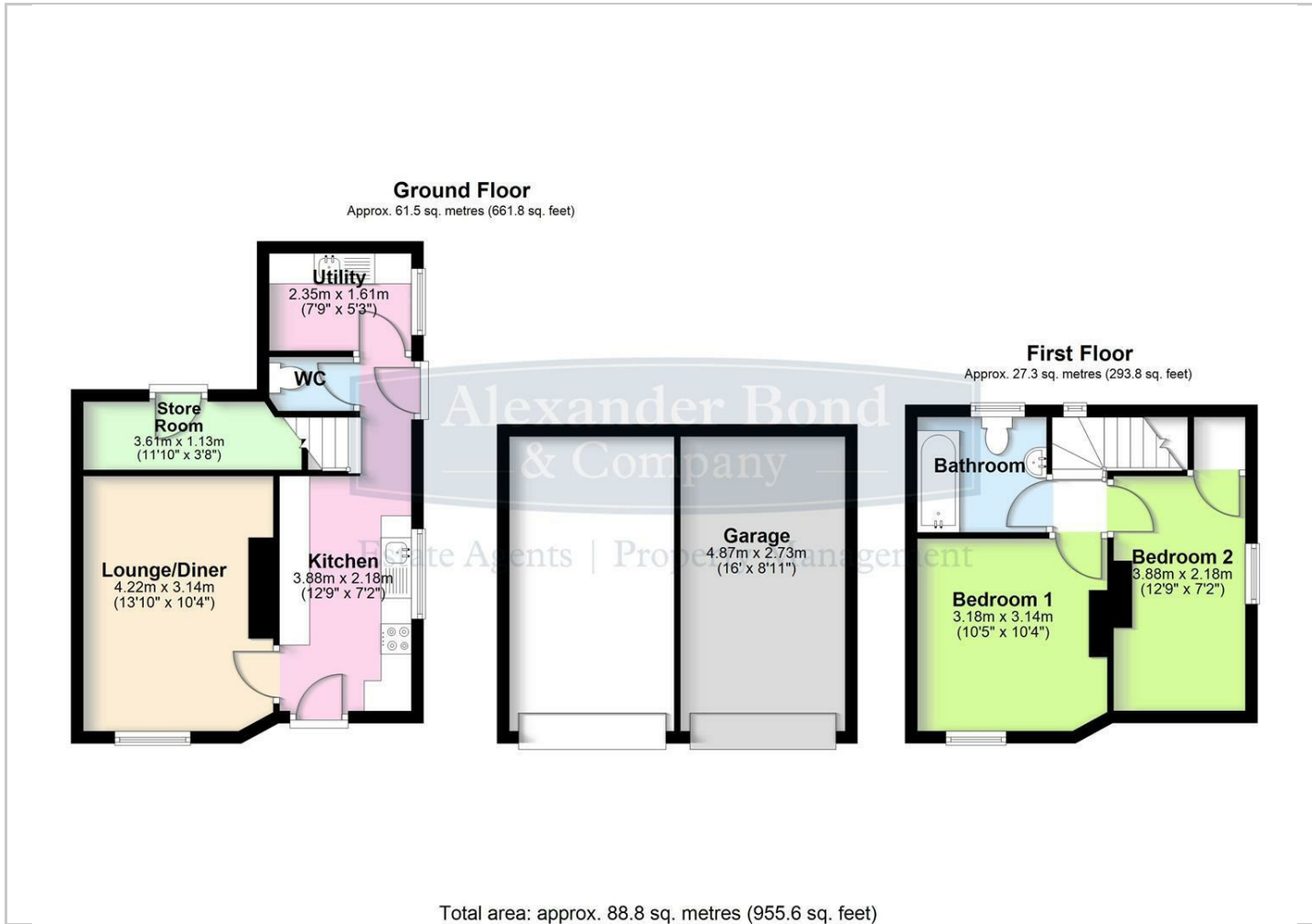
## Directions

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.

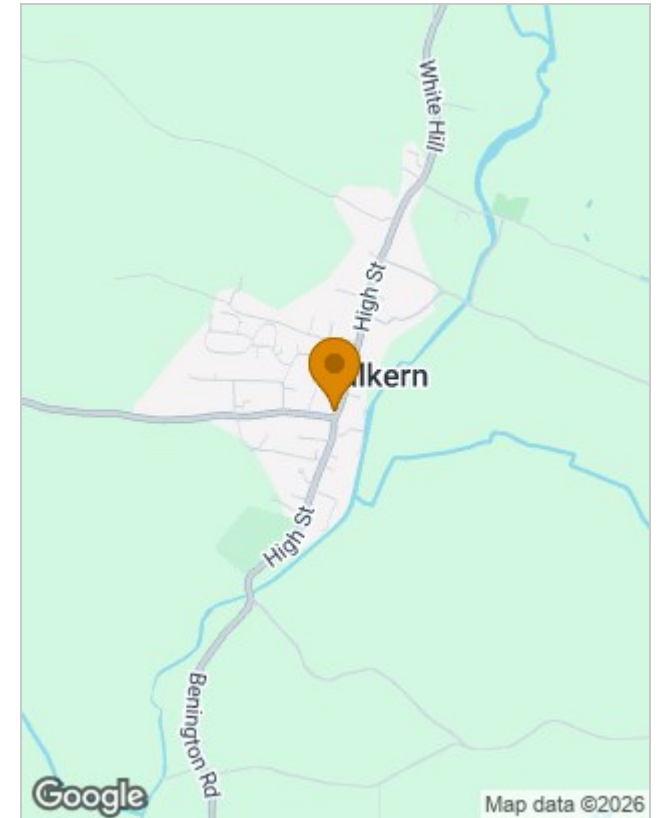




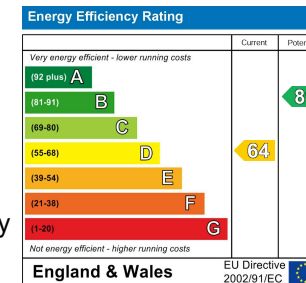
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.