

Jonathan Hunt

ESTATE AGENCY

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47 High Street, Walkern, SG2 7NX

Asking Price £599,000

CHAIN FREE- A BEAUTIFUL 4 DOUBLE BEDROOM GRADE 2 LISTED HOME IN THE CENTRE OF THE VILLAGE:- This spacious, period home is offered with vacant possession and provides an abundance of character with a ground floor to include a large sitting room with feature fireplace with a wood burning stove, dining room with inglenook fireplace, kitchen/breakfast room and a separate utility room. To the first floor are 4 good size bedrooms and a well appointed family shower room. The house is well presented throughout. External the property benefits from a generous and private rear garden of approx. 100ft in length and laid to lawn with a raised plunge pool, garden bar room and a shed. There is a side driveway leading into the garden providing plenty of off street parking and access to the DETACHED GARAGE.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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DINING ROOM 13'5" x 13'3" (4.1 x 4.05)



FIRST FLOOR



KITCHEN/BREAKFAST ROOM 13'6" x 13'6" (4.13 x 4.12)

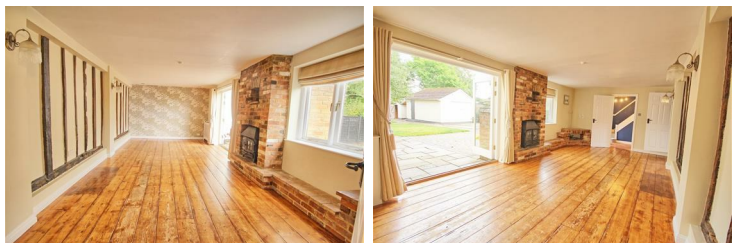


BEDROOM ONE 11'10" x 10'6" (3.63 x 3.22)



UTILITY ROOM

LIVING ROOM 22'11" x 12'0" (7 x 3.68)



BEDROOM TWO 13'6" x 8'10" (4.12 x 2.7)



INNER HALLWAY

CLOAKROOM

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BEDROOM THREE 12'7" x 7'8" (3.85 x 2.36)



EXTERIOR



GARAGE/HOME OFFICE 18'11" x 10'8" (5.79 x 3.26)



BEDROOM FOUR 11'11" x 7'8" (3.65 x 2.36)



REAR GARDENS



DECKED AREA AND BAR



SHOWER ROOM



FRONT ASPECT



COUNCIL TAX BAND - E

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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	61
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

GROUND FLOOR

1ST FLOOR



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 mis-statement. 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 their operability or efficiency can be given.
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