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18 Stevenage Road, Walkern, SG2 7NN

£850,000

EXTENDED AND RE-FURBISHED LUXURY 2,500 SQ FT DETACHED HOME - This stunning house has been the subject of a complete transformation by the current owners, who have extended, refurbished and changed the fascia of the original property to a very high standard. The property with a colonial design provides flowing accommodation across 3 storeys to include to the **GROUND FLOOR** a vast open plan kitchen/dining room, lounge with fireplace, study, conservatory, boot room and utility room. To the **FIRST FLOOR** 3 double bedrooms with a high spec family bathroom. To the **SECOND FLOOR** a fine master bedroom with dressing area and en-suite shower room. Externally the house benefits from a thoughtfully arranged landscaped rear garden with a large storage shed which could lend itself to alternative use and to the front 2 single driveways, either side of the house. The village of Walkern is just 2 miles east of Stevenage and provides everyday amenities. There are lovely country walks in the area. **MUST VIEW!**

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE PORCH



LIVING ROOM 14'10" x 13'6" (4.54 x 4.13)



KITCHEN/DINING ROOM 28'2" x 15'7" (8.59 x 4.77)



STUDY 12'11" x 10'5" (3.95 x 3.18)



DINING AREA



CONSERVATORY 10'0" x 10'0" (3.07 x 3.05)



BOOT ROOM



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UTILITY ROOM



BEDROOM TWO 15'0" x 13'7" (4.58 x 4.16)



SHOWER ROOM



BEDROOM THREE 14'10" x 11'3" (4.54 x 3.44)



INNER HALLWAY

FIRST FLOOR



BEDROOM FOUR 12'11" x 10'8" (3.95 x 3.26)



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FAMILY BATHROOM



REAR GARDEN



SECOND FLOOR

BEDROOM ONE 28'2" x 15'7" max (8.59 x 4.77 max)



GARDENS



ENSUITE SHOWER ROOM



WORKSHOP 20'4" x 9'8" (6.2 x 2.97)



EXTERIOR



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SIDE ACCESS/WOOD STORE



FRONT GARDEN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C		72	
(55-68) D			
(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		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			81
(81-91) B			
(69-80) C		74	
(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	

DOUBLE DRIVEWAY

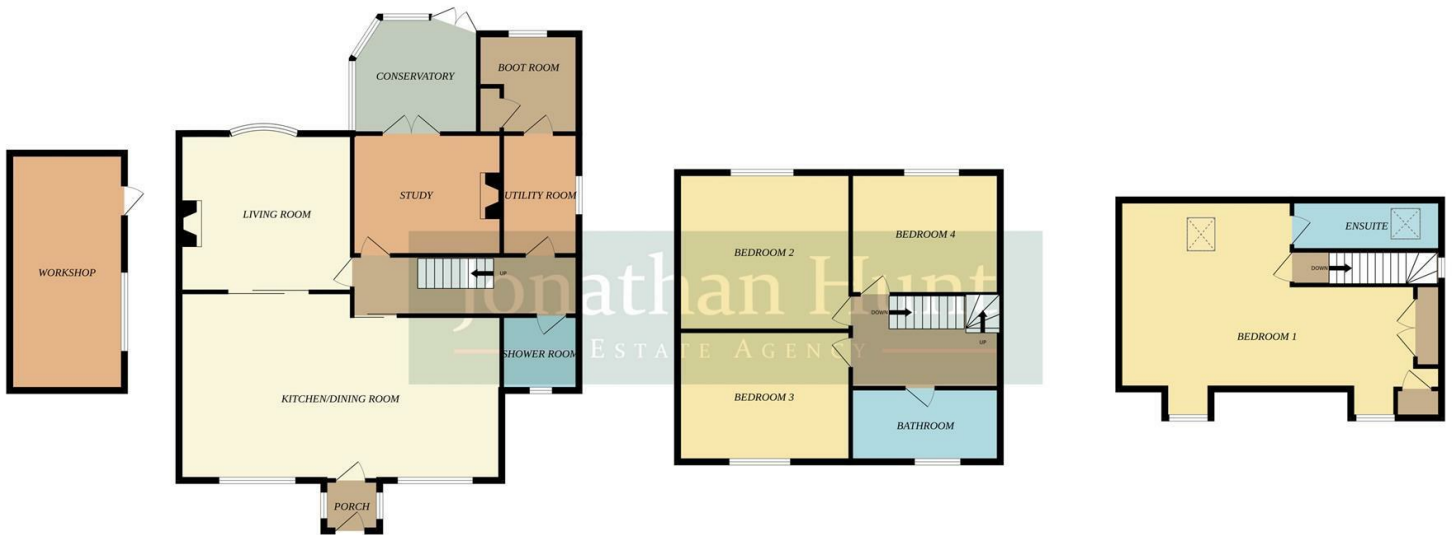


COUNCIL TAX BAND - E

GROUND FLOOR
1359 sq.ft. (126.3 sq.m.) approx.

1ST FLOOR
689 sq.ft. (64.0 sq.m.) approx.

2ND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 2528 sq.ft. (234.8 sq.m.) approx.

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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