



122 High Street | Walkern | SG2 7NU

Asking Price £459,995

A deceptively spacious, two/three bedroom end terrace house situated within the heart of this popular village with the advantage of a generous, sunny, private rear garden over 100ft in length. This exceptional property has been extended a number of times by previous owners which now provides four good size rooms and a bathroom on the ground floor. On the first floor there are two double bedrooms and a second bathroom. Externally there is a driveway for two vehicles, front garden and attractive rear garden with large summer house, covered storage and detached timber shed. This is a really interesting period property with numerous architectural features combined with modern kitchen and bathrooms. AN EARLY VIEWING IS HIGHLY RECOMMENDED!



CHRIS DELLAR
PROPERTIES

Your estate agent

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Front Door

With courtesy light to:

Lounge

12'0 x 11'6 (3.66m x 3.51m)

Sash window to front. Art Nouveau style fireplace with tiled hearth and wooden surround with mantel. A number of cupboards to alcoves. Radiator. Braced door to:

Dining Room

12'0 x 11'6 (3.66m x 3.51m)

Window to side. Double radiator. Stairs to first floor landing. Understairs storage cupboard and built in wall cupboard. Ceramic floor tiles. Square arch to:

Kitchen

13'2 x 10'3 (4.01m x 3.12m)

uPVC double glazed window to side. Two skylights. Stable door to rear garden. 'Wren' wall & base units incorporating roll top worksurfaces, drawers and a 'Franke' one & half single drainer sink unit. Integrated five ring gas hob with electric double oven/grill beneath and extractor fan above. Space for fridge/freezer. Ceramic floor tiles. Vaulted ceiling. Underfloor heating. Bi-folding doors to:

Sitting Room/Bedroom Three

13'7 x 9'6 (4.14m x 2.90m)

uPVC double glazed window to front. Double glazed French doors to rear garden with large fanlight above. Skylight. Underfloor heating. Exposed brick fireplace with wooden mantel and log effect electric fire. Ceramic floor tiles. Vaulted ceiling. Exposed ceiling beams. Braced door to:

Bathroom One

5,11 x 4'7 (1.52m, 3.35m x 1.40m)

uPVC double glazed window to rear with obscured glass. Corner shower cubicle. Vanity unit with inset wash hand basin and low flush w/c. Electric shaver point. Extractor.

First Floor Landing

Doors to bedrooms and bathroom two.

Bedroom One

12'0 x 8'11 (3.66m x 2.72m)

Sash window to front. Radiator. Built in double wardrobe. Loft hatch.

Bedroom Two

12'0 x 11'6 max (3.66m x 3.51m max)

Window to rear. Art Nouveau style fireplace. Double radiator. Exposed floor boards. Fitted wardrobe. Loft hatch.

Bathroom Two

5'7 x 5'3 (1.70m x 1.60m)

Window to side with obscured glass. White suite comprising panel enclosed bath with mixer tap & shower attachment, vanity unit with inset wash hand basin and low flush w/c. Tiling to dado height.

EXTERIOR

Front Garden

Mainly laid to slate chipping with sitting area adjacent to the front of the house. Steps from public footpath lead up to front door.

Driveway

Block paved with parking for two vehicles. Wooden gate to:

Rear Graden

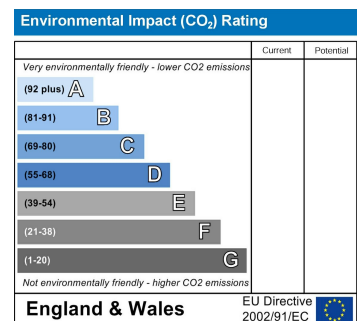
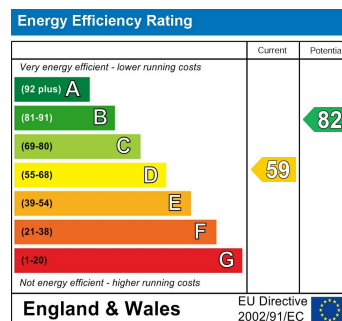
100'0 (30.48m)

Wide pathway along side of house leads to patio which extends across rear of house. This leads to long lawn with established shrubs to borders. There are mature fruit tree including cherry, pear and apple. Outbuildings include large summer house with light & power, open sided store and detached timber shed with light & power.

Disclaimer

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. We do not have access to any lease documents or property deeds; therefore prospective purchasers should rely on information given by their Solicitors on these matters. Measurements are approximate and are only intended to provide a guide.

Energy Performance Certificate



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