





High Street, Walkern


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independent property specialists

# 34 High Street

Walkern, SG2 7PD  
Guide Price £375,000

 2 Bedrooms

 2 Bathrooms

 1 Reception Rooms

 EPC Rating Band D

A charming historic cottage with many fine character features combined with modern comforts. Situated in the desirable Hertfordshire village of Walkern. Dating back to the 15th Century, this property is part of a GII\* Listed building of a Wealden House type from the late medieval period.

Entering into the sitting room with a large inglenook fireplace and exposed beams with access to the 1st floor via a door and leading through to the kitchen/breakfast room. This a more recent addition and offers a bright and airy space with modern fitted kitchen and space for a table. The kitchen then leads to a bathroom and the second bedroom as well as the courtyard garden.

Upstairs is a further bedroom with wardrobes, exposed beams and views over the surrounding countryside, the bedroom also has the benefit of a shower room.

Walkern is a popular rural village complete with primary school, village store, pub and tea shop, nearby Stevenage offers a comprehensive range of shopping and recreation facilities as well as a rail connection to London Kings Cross. (EPC Rating D)

## Additional Information

Grade II\* Listed

Non Standard Construction

Rear Access across neighbouring property



- Grade II\* listed character home
- 15th Century Historic building
- Two Bedrooms
- Bathroom and Shower room
- Sitting room with exposed beams and Inglenook fireplace
- Modern Kitchen/Breakfast Room
- Enclosed Courtyard Garden
- Village Location
- Surrounding Countryside
- Offered chain free



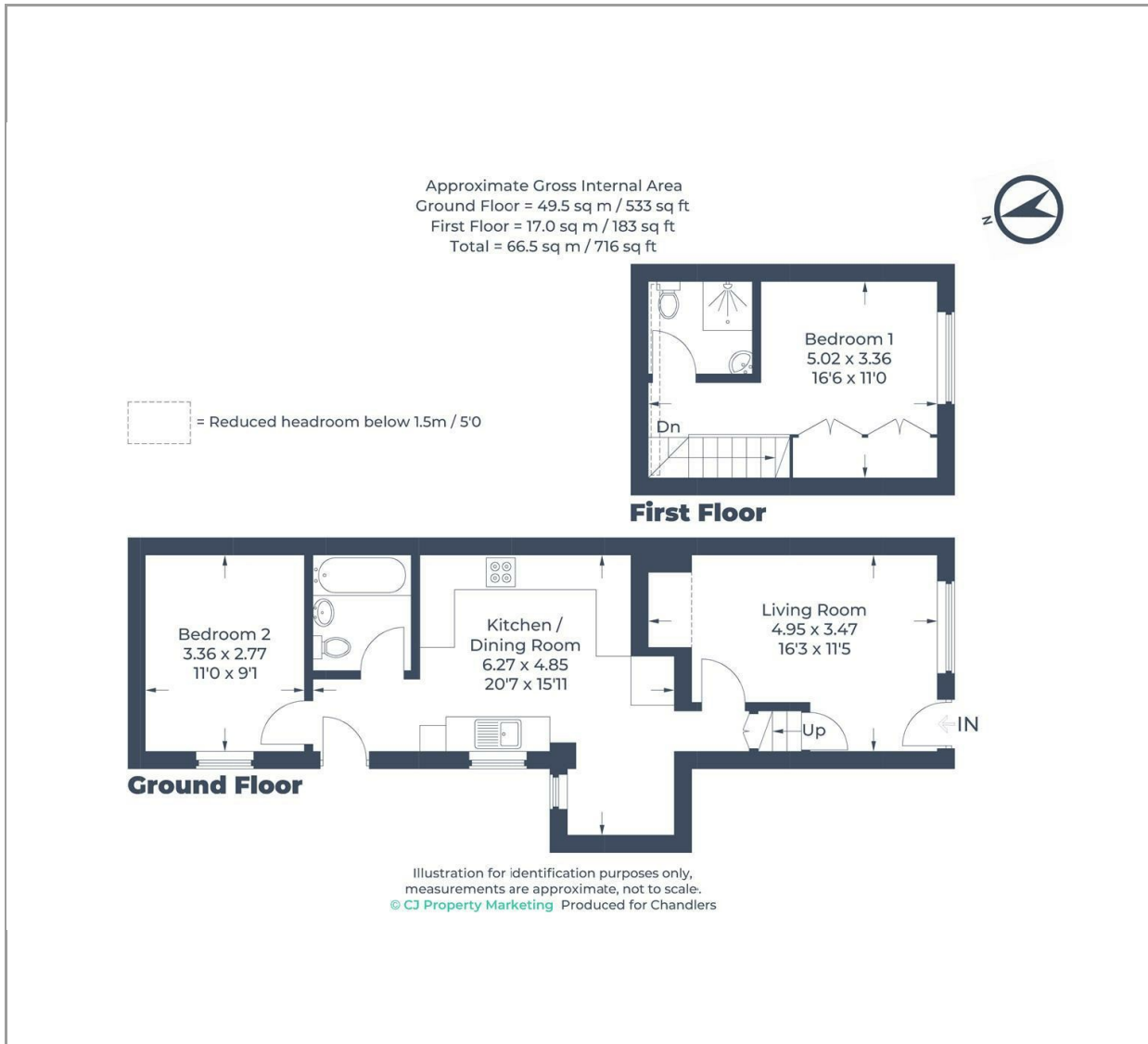




" Idyllic location with a history stretching back over 500 years yet offering modern convince."







## Additional/Material Information

- Local Authority is East Herts Council
- Council Tax Band D
- Tenure – Freehold
- Grade II\* Listed
- Non Standard Construction
- Rear Access across neighbouring property
- Mains Gas, Water, Electricity



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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