



Cherry Tree Rise, SG2 7JL

£290,000



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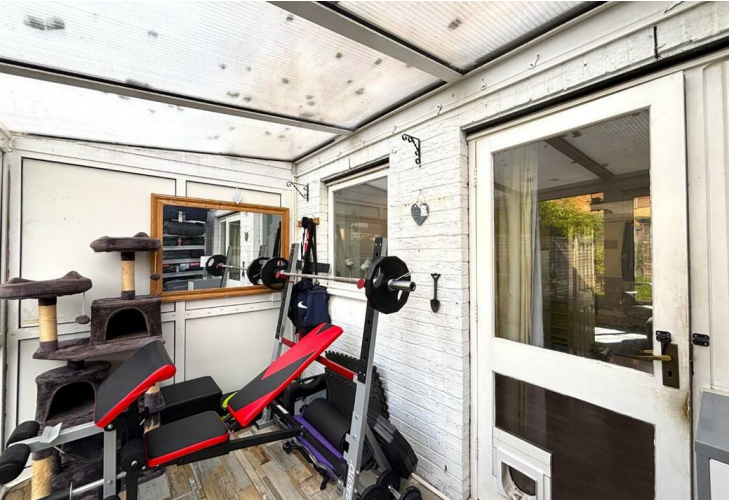
Cherry Tree Rise, Walkern

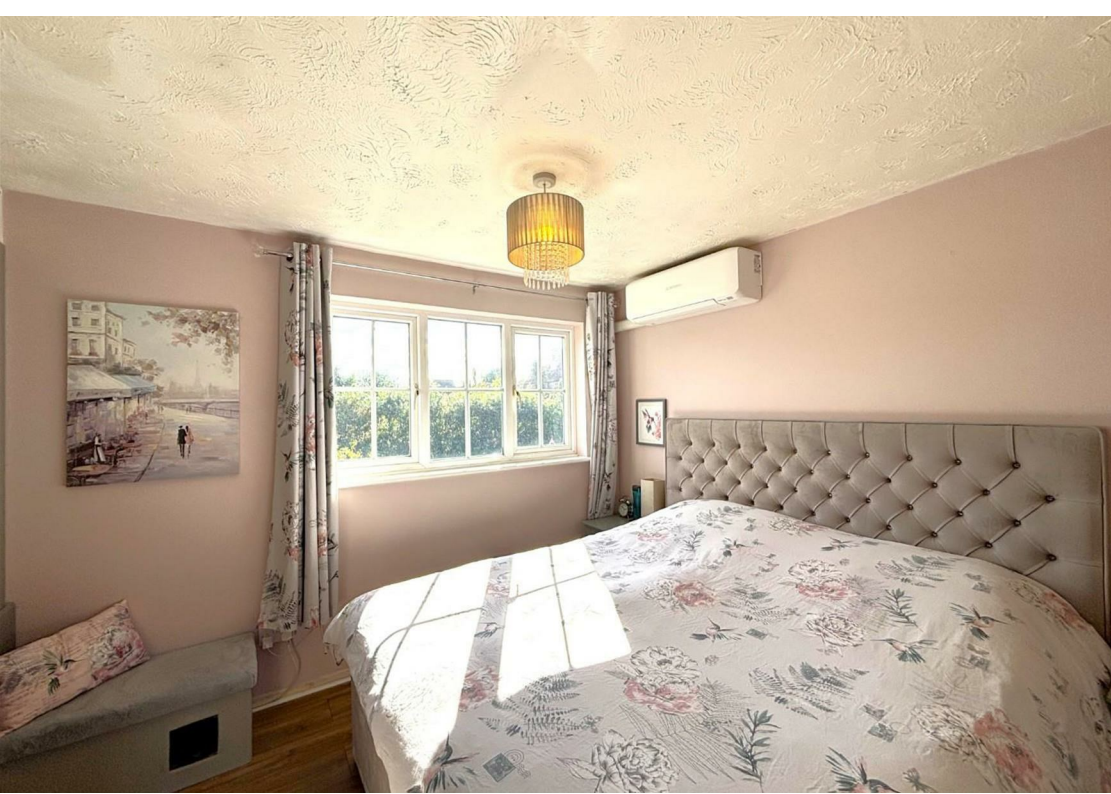
Nestled in the charming village of Walkern, this delightful house on Cherry Tree Rise offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat. The inviting living/dining room provides a warm and welcoming space, perfect for relaxation or entertaining guests.

The house features a modern bathroom, ensuring that your daily routines are both comfortable and efficient. One of the standout features of this property is the parking spaces available for two vehicles, a rare find in village settings, providing added convenience for residents and visitors alike.

Living in Walkern means you will enjoy the benefits of village life while still being close to essential amenities. Just a short stroll away, you will find a local pub, a school, and various shops, making it easy to meet your everyday needs without venturing far from home. The community spirit in Walkern is palpable, offering a friendly atmosphere that is perfect for those looking to settle down in a welcoming environment.

This property presents an excellent opportunity for anyone looking to embrace village living while enjoying modern comforts. With its appealing location and practical features, this terraced house is not to be missed. Come and experience the charm of Cherry Tree Rise for yourself.







Porch:

Doors to:

Living/Dining Room:

15'9 x 12'4

UPVC double glazed window to front, stairs to first floor, under stairs cupboard, air to air heat pump, and doors to:

Kitchen:

12'4 x 9'4

Fitted with a range of base and wall mounted units with contrasting roll edge worksurface incorporating single bowl stainless steel sink with mixer tap and drainer, four ring hob with extractor fan over, built in oven, appliance space for washing machine and fridge/freezer, breakfast bar and door to:

Conservatory:

12'4 x 6'5

Door opening to garden.

First Floor Landing:

Cupboard, loft access and doors to:

Bedroom One:

15'1 x 10'3

UPVC double glazed window to front, air to air heat pump and built in wardrobes.

Bedroom Two:

10' x 6'5

UPVC double glazed window to rear.



Bathroom:

7'11 x 5'7

Low level WC, wash hand basin with mixer tap, panel enclosed bath with mixer tap, tiled throughout and opaque UPVC double glazed window to rear.

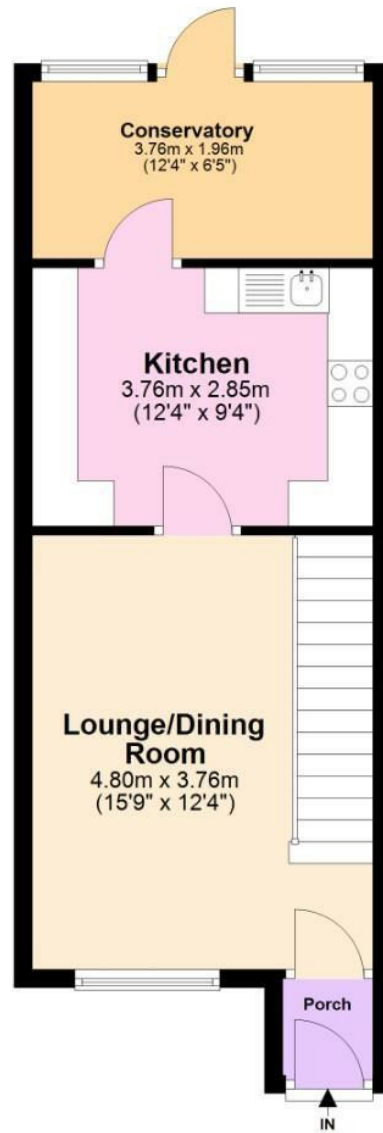
Garden:

Mainly laid to lawn and enclosed by panel fencing, shed, pedestrian gated rear access.

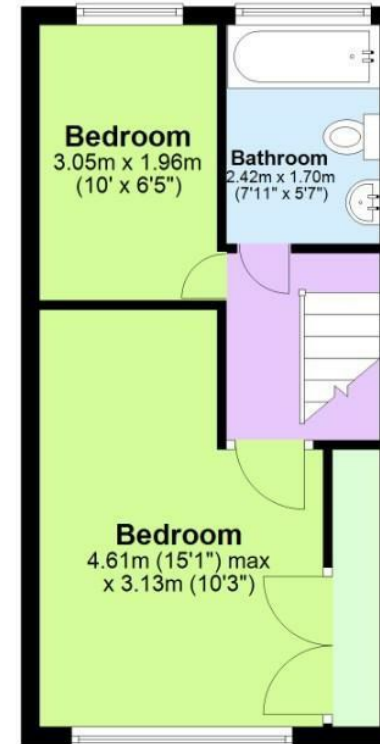
Parking:

Allocated parking for two cars.

Ground Floor



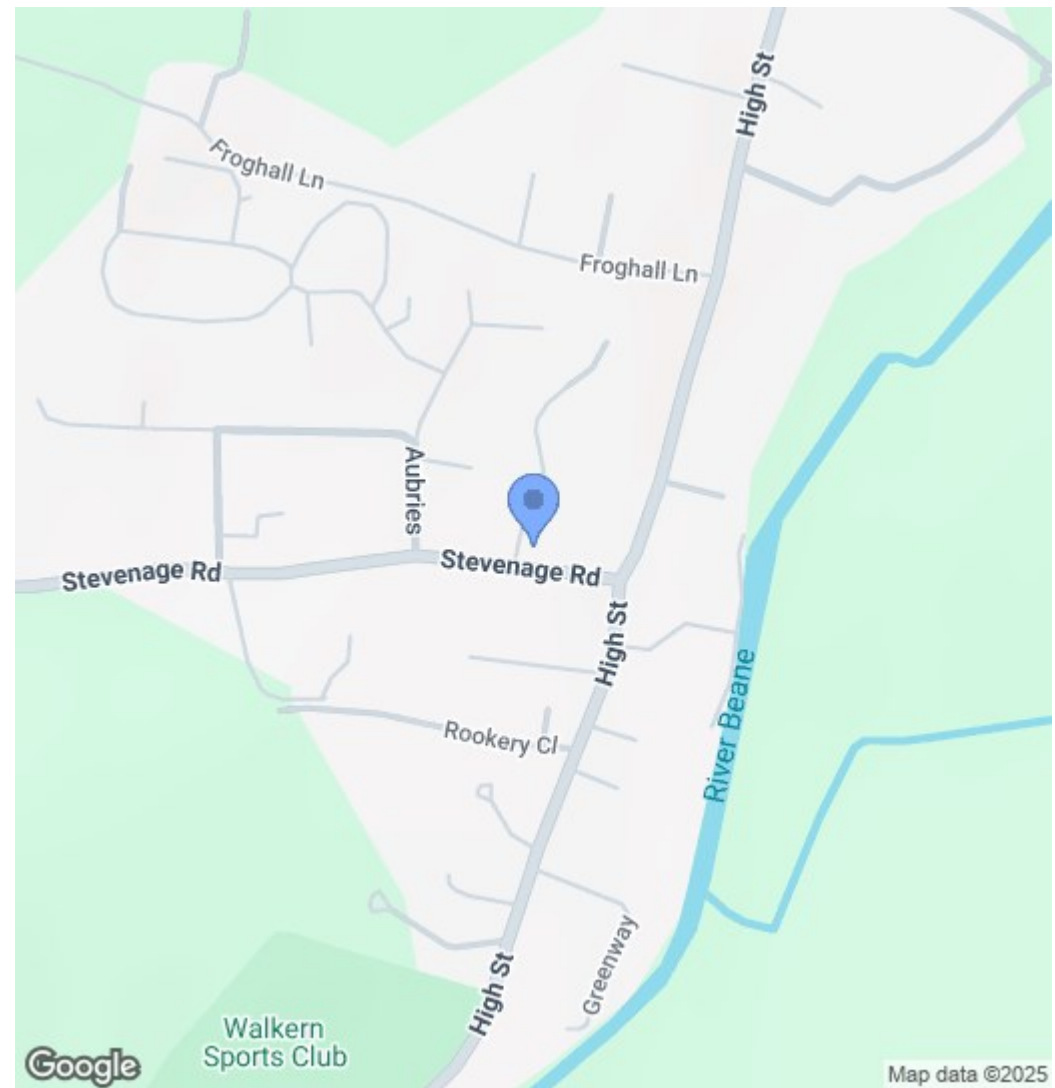
First Floor



Total area: approx. 67.2 sq. metres (723.2 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		73	82
England and Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales		EU Directive 2002/91/EC	



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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