

Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

Tel: 01920 411090

8 High Street Buntingford SG9 9AG

Tel: 01763 272727

info@jonathan-hunt.co.uk

www.jonathanhunt.co.uk



17 Moors Ley, Walkern, Herts, SG2 7NG

Asking Price £490,000

17 Moors Ley, Walkern, Herts, SG2 7NG

A Bright and Versatile Family Home with Expansive Garden & large Workshop.

Tucked away in a quiet no-through road just moments from the village centre, this spacious three-bedroom semi-detached home combines modern comfort with exceptional versatility.

Step inside to a welcoming entrance hall that opens into a cosy lounge with a charming open fire, setting the tone for warm family living. A recently upgraded, well-equipped kitchen and luxury family bathroom offer stylish convenience, complemented by a refitted downstairs cloakroom/WC and separate utility room. Each of the three bedrooms is generously proportioned, while an additional reception area provides flexible space ideal for a study, guest suite, or playroom. Outside, the property enjoys a good-sized rear garden and an impressive double gworkshop—perfect for motorcycle enthusiasts, home-based professionals, or as a potential conversion project (STPP).

A superb opportunity to secure a bright, welcoming home with room to grow, in a desirable and well-connected location.



HALLWAY 8'5" x 5'8" (2.58 x 1.74)

LOUNGE 17'8" x 11'3" (5.39 x 3.45)

KITCHEN 13'9" x 11'6" (4.2 x 3.53)

CONSERVATORY 17'11" x 9'0" (5.48 x 2.75)

UTILITY ROOM 8'10" x 4'8" (2.7 x 1.43)

STUDY 12'5" x 6'0" (3.8 x 1.85)

GROUND FLOOR W/C 8'2" x 2'5" (2.51 x 0.75)

PRINCIPAL BEDROOM 12'2" x 11'1" (3.71 x 3.39)

BEDROOM TWO 11'3" x 9'7" (3.45 x 2.93)

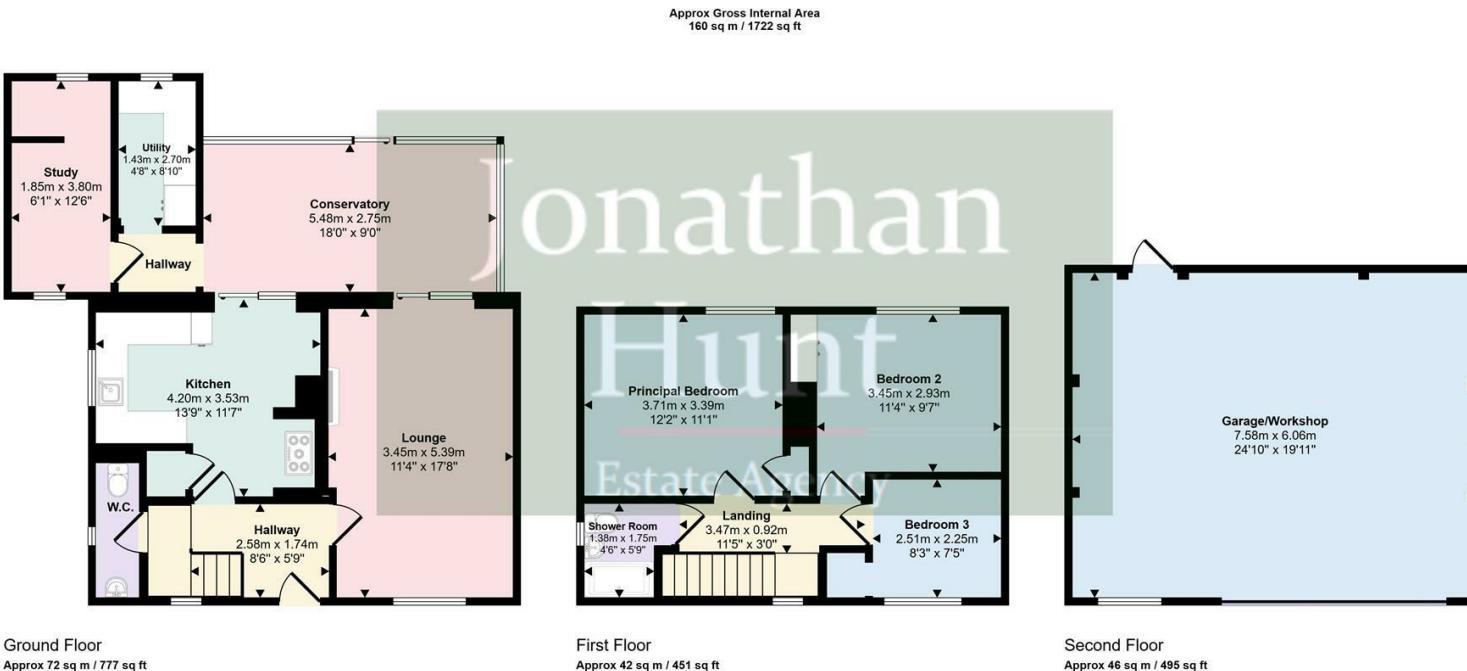
BEDROOM THREE 8'2" x 7'4" (2.51 x 2.25)

SHOWER ROOM 5'8" x 4'6" (1.75 x 1.38)

GARAGE/WORKSHOP 24'10" x 19'10" (7.58 x 6.06)







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	71
(31-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
EU Directive 2002/91/EC			
England & Wales			