

# Jonathan Hunt

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**166 High Street, Walkern, Stevenage, SG2 7NU**

**O.I.R.O £385,000**

A charming two-bedroom Victorian semi-detached cottage, offered chain-free and brimming with potential. Set behind a generous frontage with off-street parking and a single garage en-bloc, the property combines period character with modern convenience. Inside, a stylish kitchen, utility room, and ground floor WC complement a cosy lounge with feature fireplace. Upstairs, two well-proportioned bedrooms are served by a contemporary family bathroom. Outside, the private side and rear gardens offer a peaceful retreat, alongside a versatile storage room with scope to convert or extend into the main house (subject to planning). A rare opportunity to secure a spacious and well-located cottage with excellent parking and future potential.

KITCHEN



WC



UTILITY ROOM



PRINCIPAL BEDROOM



LOUNGE



BEDROOM TWO



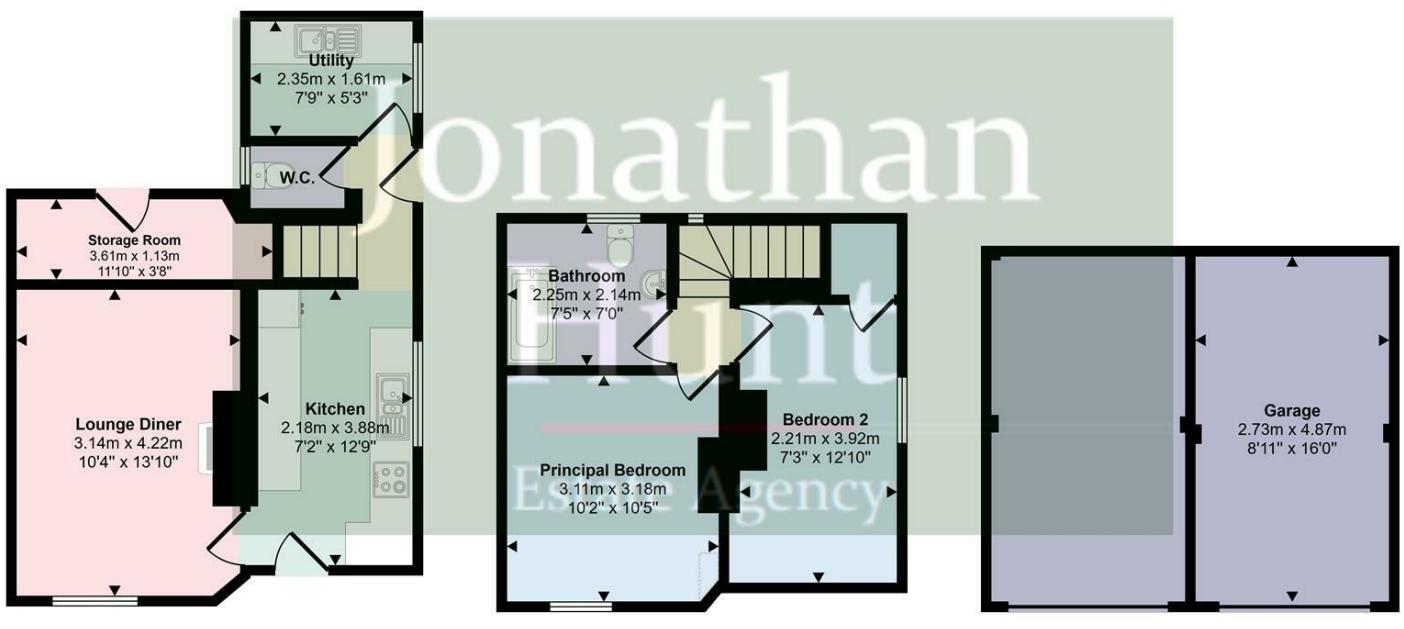
BATHROOM



Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	89
(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 <sub>2</sub> ) Rating	
	Current
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	64
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

Approx Gross Internal Area  
92 sq m / 994 sq ft



#### Ground Floor

Approx 36 sq m / 384 sq ft

#### First Floor

Approx 29 sq m / 315 sq ft

#### Garage

Approx 27 sq m / 294 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.