



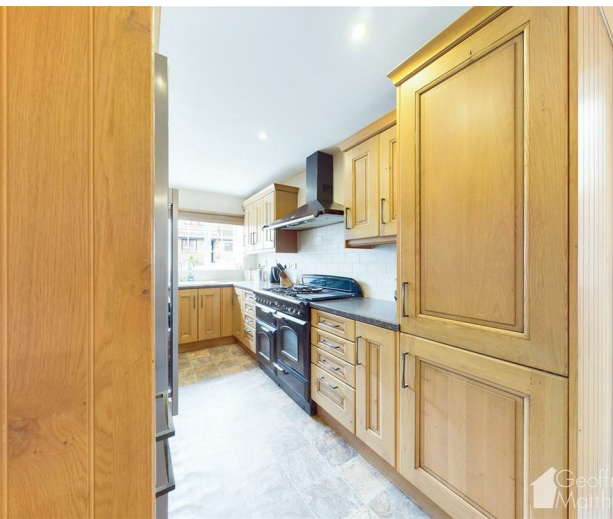
Cherry Tree Rise, Walkern, Stevenage, Hertfordshire,

Offers Over £530,000

The logo for Geoffrey Matthew, featuring a yellow house icon to the left of the text "Geoffrey Matthew" in a yellow, sans-serif font, all set against a dark green background.

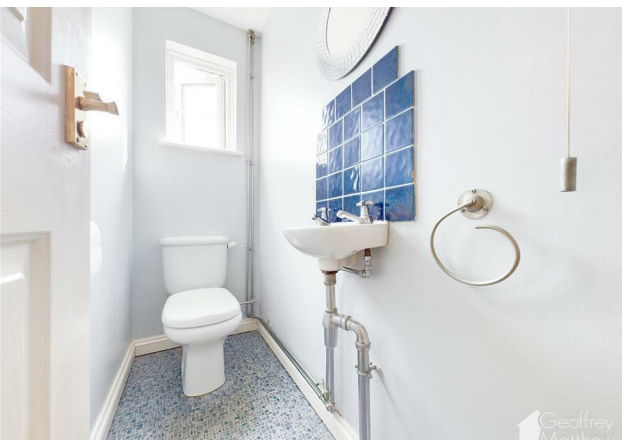
Geoffrey
Matthew

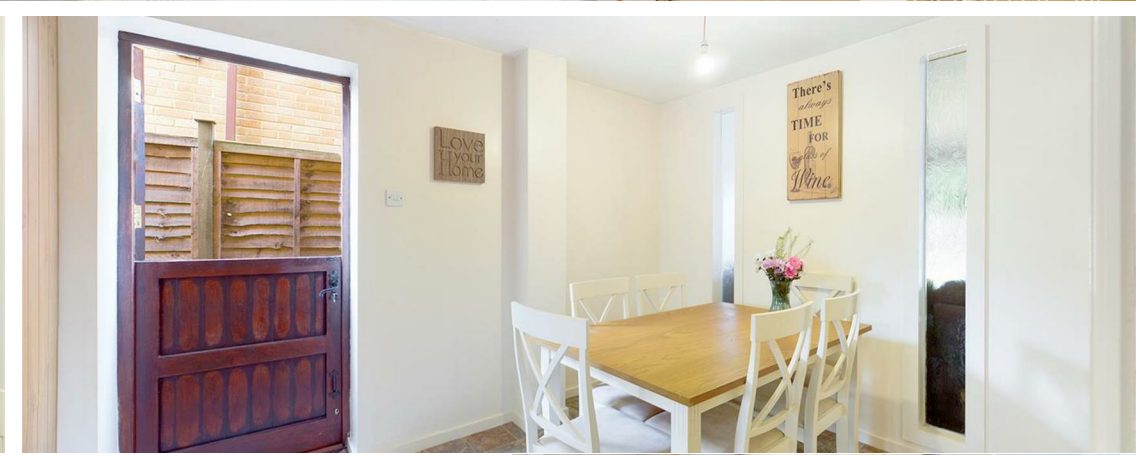
Geoffrey Matthew Are Delighted To Be Able To Offer For Sale This Extended Five Bedroom Detached House Situated In A Quiet Cul-De-Sac In The Heart Of The Extremely Sought After Hertfordshire Village Of Walkern. Internally The Property Features Fantastic Size Accommodation Throughout Including, A Large Lounge, Office/Playroom, Downstairs Cloakroom, Generous Size Kitchen/diner, Four Double Bedrooms And One Good Size Single Bedroom, Bathroom And Separate Wet Room. Externally Offering A Good Size South East Facing Rear Garden And Off Street Parking. VIEWING IS HIGHLY RECOMMENDED !!!





- FIVE BEDROOM DETACHED
- DOUBLE STOREY EXTENSION
- WALKERN VILLAGE
- OFFICE/PLAYROOM
- DONSTAIRS WC
- FOUR DOUBLE BEDROOMS
- BATHROOM
- WET ROOM
- GENEROUS REAR GARDEN
- OFF STREET PARKING







ENTRANCE PORCH

With entrance via a composite door with two opaque window lights, quarry tiled flooring, a built in boot room bench with storage incorporated, inset lights and a half glazed door leading to the hallway.

HALLWAY

with solid wood flooring, single panel radiator and a built in storage cupboard.

DOWNSTAIRS WC

Fitted with a close coupled WC, a wall hung hand wash basin with chrome mixer tap and chrome fittings, tiled effect vinyl flooring and a frosted UPVC double glazed window.

OFFICE/PLAYROOM

Situated to the front of the house this adaptable room is currently being utilised as a day room, with a Georgian style UPVC double glazed window to the front aspect, solid wood flooring, single panel radiator and also houses the electrics fuse box.

KITCHEN/DINER

A very generous size kitchen/diner with a good selection of country style solid wood wall and base units, roll edge work surfaces with an integrated one and half bowl soft cream ceramic sink and drainer with period style mixer tap over, under counter spaces for washing machine and dish washer, spaces for a large american style fridge and freezer along with a Rangemaster oven and hob with a chimney style extractor over, a wall mounted Combi boiler housed in a matching unit, a Georgian style UPVC double glazed window to the front aspect, tiled splash back, inset lighting, tile effect vinyl flooring, country stable door to the side aspect, two floor to ceiling narrow window lights between lounge and kitchen, and ample space for dining table

LOUNGE

A very large extended lounge with UPVC French patio doors to the rear aspect along with an additional Georgian UPVC double glazed window, to modern tubular radiators, an attractive feature fireplace with log burner and accompanying Limestone surround and quarry tiled hearth, wall mounted thermostat.

STAIRS TO THE FIRST FLOOR LANDING

with a UPVC Georgian style double glazed window to the side aspect, inset lighting, smoke alarm, a built in storage cupboard and access to the loft area.

BEDROOM ONE

A double bedroom with a Georgian style double glazed window to the front aspect and a single panel radiator.

BEDROOM TWO

Again a double bedroom with a Georgian style UPVC double glazed window to the rear aspect and a single panel radiator.

BEDROOM THREE

The third of the double bedroom with a Georgian style UPVC double glazed window to the rear aspect and a double panelled radiator.

WET ROOM

this room is additional from when the extension was put in and comprises of a wet room standard flooring, heated towel rail, extractor fan, fully tiled walls, and a frosted UPVC window.

BEDROOM FOUR

the final double bedroom with a Georgian style UPVC double glazed window to the front aspect, single panel radiator.

BEDROOM FIVE

A superb size single bedroom with a Georgian Style UPVC double glazed window to the side aspect and a double panelled radiator.

BATHROOM

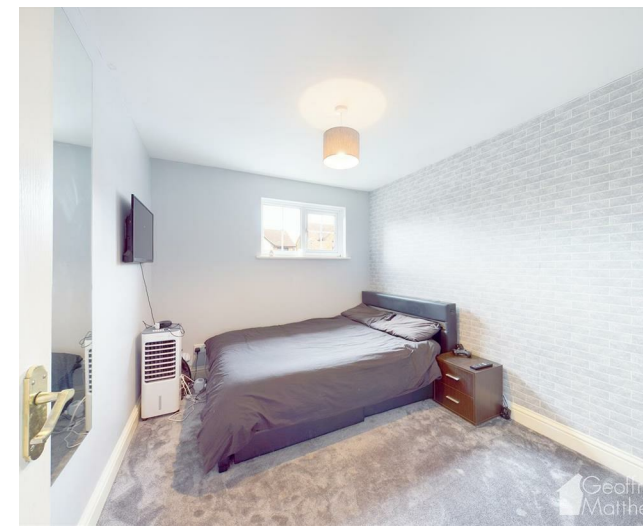
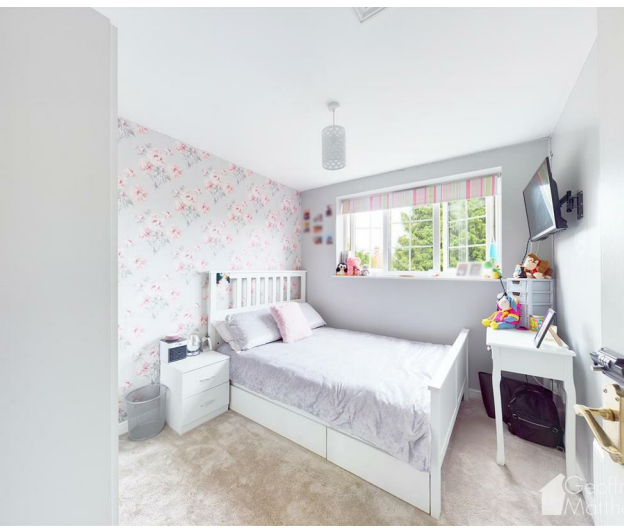
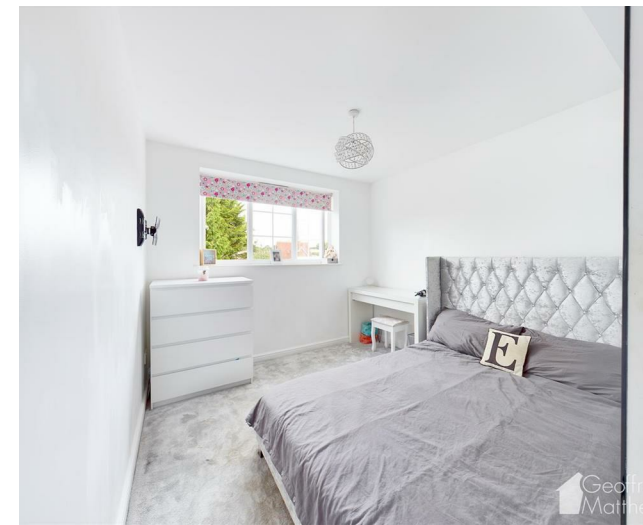
fitted with a panel surround bath and period style mixer tap and shower attachment, full vanity system with an inset hand basin and a concealed cistern WC, mostly tiled walls, wood effect vinyl plank flooring, heated towel rail, extractor fan and a frosted UPVC double glazed window.

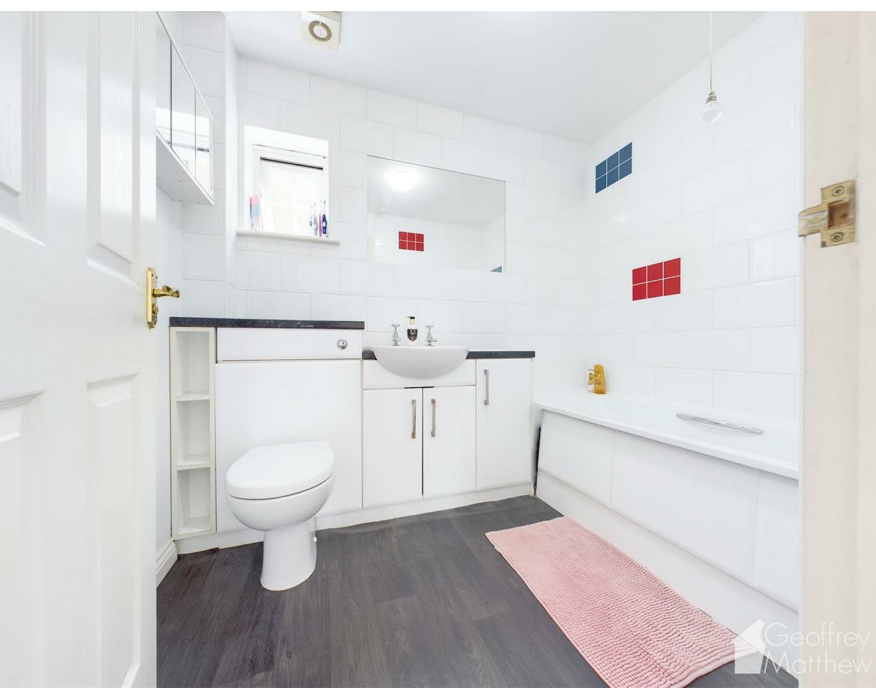
REAR GARDEN

A generous size south/east facing rear garden which is most laid to lawn, paved patio and rear sun terrace, external lighting and tap, side passage to the side aspect leading to the front aspect, timber shed and a larger side gate.

FRONT ASPECT

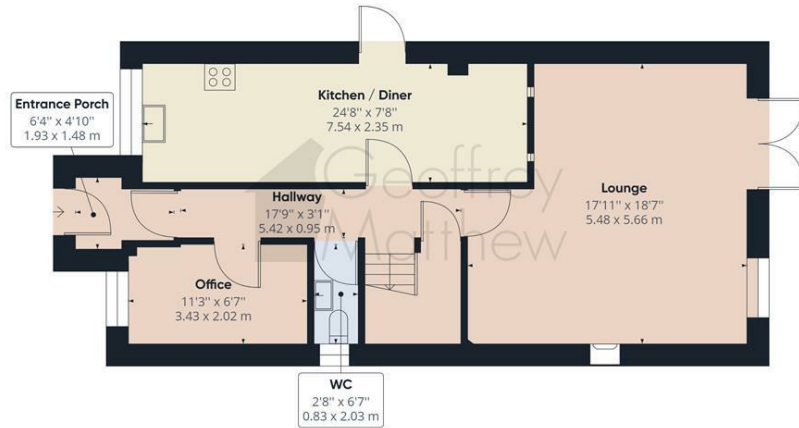
with a block paved drive for two cars with possibly room for a third.





Council Tax Details

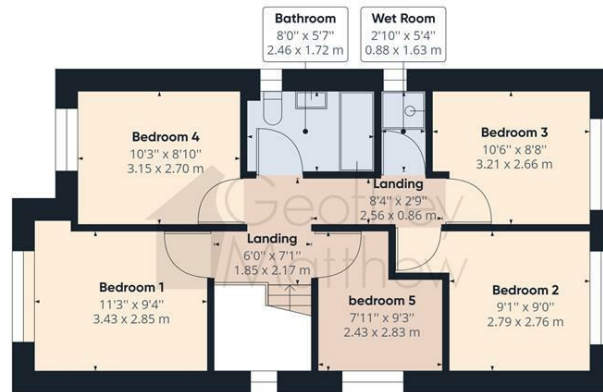
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(01-10) A
(81-91) B			(11-20) B
(69-80) C			(21-30) C
(55-68) D			(31-40) D
(43-54) E			(41-50) E
(29-42) F			(51-60) F
(15-28) G			(61-80) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	



Floor 0 Building 1

Approximate total area⁽¹⁾

1293.60 ft²
120.18 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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