



## Aubries, Walkern, Stevenage, SG2 7NJ

GUIDE PRICE £400,000 - £420,000 TRULY IMPRESSIVE MODERNISED and SPACIOUS Four Bedroom Family Home with DRIVEWAY FOR 4 CARS Located in the Peaceful Village of Walkern within Moments Walk of Open Countryside. Features include, OPEN PLAN Lounge and Dining Area, Impressive Fitted Kitchen with Granite Work Surfaces, Downstairs Cloakroom, Master Bedroom with Luxury En Suite, Three Further Spacious Bedrooms, Jack and Jill Bathroom, Utility Room, Far Reaching Views Over Countryside, Rear Garden, NO ONWARD CHAIN.

Guide Price £400,000

# Aubries, Walkern, Stevenage, SG2 7NJ



- Truly Impressive Modern and Spacious Four Bedroom Family Home
- Open Plan Lounge and Dining Room.
- Master Bedroom with Luxury En Suite
- NO ONWARD CHAIN
- Driveway for Four Cars
- Impressive Fitted Kitchen with Granite Work Surfaces
- Three Further Spacious Bedrooms
- Located in the Peaceful Village of Walkern Moments Walk to Open Countryside
- Downstairs Cloakroom
- Jack and Jill Bathroom

## Entrance Porchway

3'2 x 5'7 (0.97m x 1.70m )

Double Glazed Window to Front Aspect, Tiled Flooring, Door to Entrance Hallway.

## Entrance Hallway

11'4 x 5'9 (3.45m x 1.75m)

Tiled Flooring, Single Panel Radiator, Spot Lighting, Stairs to 1st Floor Landing, Solid Oak Stair Case, Under Stairs Cupboard, Coat Cupboard.

## Downstairs W.C

7'4 x 3'4 (2.24m x 1.02m )

Low Level W.C, Tiled Flooring, Fully Tiled Surround, Extractor Fan, Wash Basin with Tiled Splash Back, Vanity Cupboard.

## Open Plan Lounge and Dining Area

21'9 x 17'4 (6.63m x 5.28m )

Spot Lighting, Shelving, Space for Fridge/Freezer (Available to purchase for £700), Extractor Fan, 2 x Velux Window to Rear Aspect, T.V Point, Uplighters, Sliding Patio Doors to Rear Garden, Steel Sockets, Fitted Cupboard and Shelving, Opening to Kitchen Area, Tiled Flooring, LED Spot Lighting.

## Fitted Kitchen Area

Granite Roll Top Work Surfaces, Stoves Range Cooker, Cupboards at Eye and Base Level, Glass Splash Back, Tiled Splash Back, Double Glazed Window to Front Aspect, Built in Neff Dishwasher, LED Strip Lighting, LED Spot Lighting. Tiled Splash Back.

## 1st Floor Landing

Doors to Utility Room and Master Bedroom, Stairs Leading to 2nd Floor Landing.

## Utility Room

8'7 x 8'8 (2.62m x 2.64m )

Double Doors Opening to Utility Room, Roll Top Work Surfaces, Tiled Flooring, Dimer Switch, Plumbing for Washing Machine and Tumble Dryer, Ceramic Sink and Mixer Tap, Double Glazed Window to Rear Aspect, Tiled Splash Back, Storage Cupboard with Wall Mounted Baxi Boiler.

## Bedroom One and Luxury En suite

11'6 x 14'1 (3.51m x 4.29m )

Single Panel Radiator, Double Glazed Window to Front Aspect, Spot Lighting, Storage Cupboard, 2 x Fitted Mirrored Wardrobes, Wall Mounted T.V.

## Luxury En suite

11'2 x 8'3 (3.40m x 2.51m)

Fully Tiled Flooring and Surround, LED Base Lighting, Heated Towel Rail, LED Spot Lighting, Rainfall Shower, Shelving Unit with LED Lighting, Enclosed Low Level W.C, Wash Basin and Vanity Unit with Tiled Splash Back, Double Glazed Window to Rear Aspect, LED Touch Mirror, Extractor Fan, Built in Cupboard.

## 2nd Floor Landing

Door to Bedroom Bedroom Two, Three and Four, Loft Access with Ladder.

## Bedroom Four

8'4 x 8'1 (2.54m x 2.46m )

Single Panel Radiator, 2 x Double Glazed Window to Front Aspect, Coved Ceiling, Carpeted.

## Bedroom Two

13'3 x 9'0 (4.04m x 2.74m )

Carpeted, 2 x Double Glazed Window to Front Aspect, Single Panel Radiator, Door to Jack and Jill Bathroom, Fitted Wardrobe.

## Bedroom Three

8'9 x '94 (2.67m x '28.65m )

2 x Double Glazed Window to Rear Aspect, Double Glazed Window to Front Aspect, Door to Jack and Jill Bathroom.

## Fitted Bathroom

8'8 x 7'9 (2.64m x 2.36m )

Double Glazed Window to Rear Aspect, Extractor Fan, Low Level W.C, Bath and Mixer Tap, Double Glazed Window to Rear Aspect, Coved Ceiling, Tiled Surround, Wash Basin with Vanity Cupboard, Vinyl Flooring.

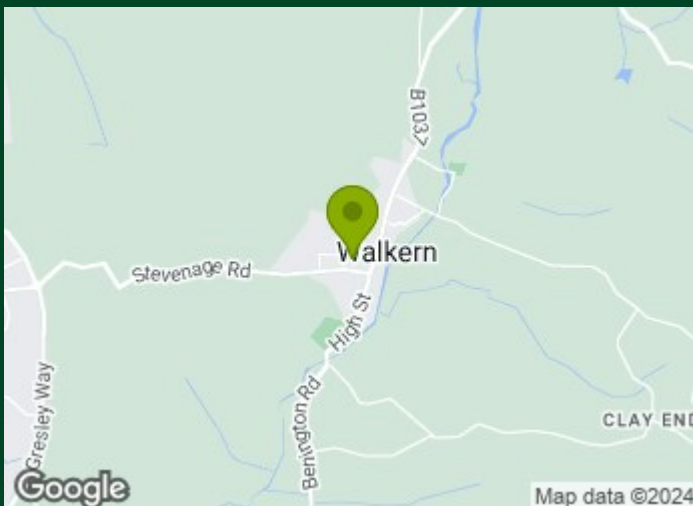
## Rear Garden

Patio Area, Laid to Lawn, Timber Fencing and Concrete, Outside Lighting, 6 x 4 Shed, Outside Tap, Mature Shrubs and Flowers.

## Local Information

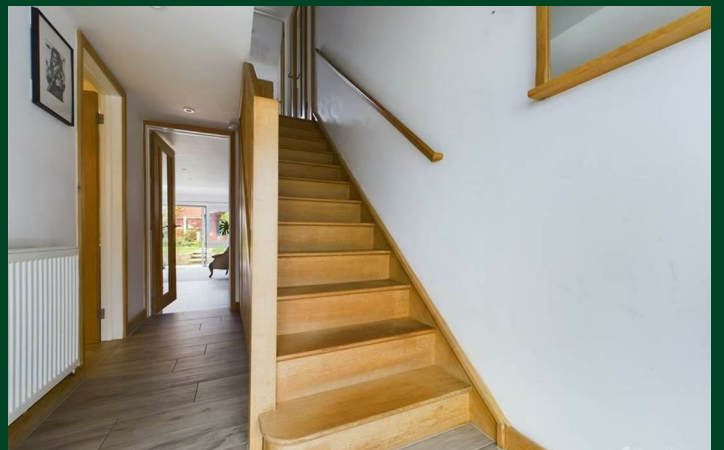
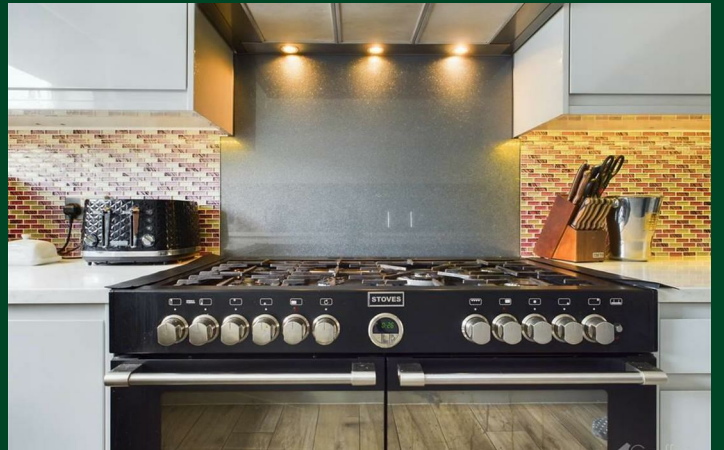
Walkern village is situated two miles from Stevenage and this property is situated close to open countryside, this property is located close to two bus stops which is operated by the 384 from Walkern which routes from Stevenage Bus Station and travels via Benington, Whempsted, Dane End, Tonwell, Ware and finishes at Hertford Bus Station.

The village has several shops, including a convenience store, a hair and beauty salon, a shop that features home style products, a tea shop, a drum shop, a petrol station and Walkern Gallery near the White Lion public house.



## Directions





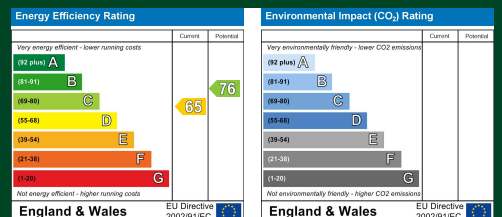
# Floor Plan



## Council Tax Details

Band D

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