



The Maltings, Walkern, SG2 7NB

GUIDE PRICE £515,000-£530,000 ** VERY ATTRACTIVE FAMILY HOME IN THE HEART OF THE HISTORIC WALKERN VILLAGE ** Geoffrey Matthew Are Delighted To Be Able To Offer For Sale This Beautifully Maintained Four Bedroom Detached Home, Located In A Quiet Cul-De-Sac In The Heart Of The Sought After Village Of Walkern, Which A selection Of Local Amenities Including A Village Primary School, Friendly Village Pub, Quaint Tea rooms And A Convenience Store As Well A Bus Service To The Popular Buntingford Schools, The Village Itself Is Steeped In History And Offers Fantastic Countryside And Walks. Internally As mentioned The Property Is Extremely Well Presented Throughout And Offers A Stunning Kitchen & Dining Area, Utility Room, Lounge, Downstairs WC, Two Double And Two Good Size Single Bedrooms, Refitted Bathroom. Whilst Externally Offering A Very Generous Drive Way For At Least Three Cars, Garage And A Mature Rear Garden. THIS IS A MUST TO ADD TO YOUR VIEWING LIST !!!

Guide Price £515,000

The Maltings, Walkern, SG2 7NB

- FOUR BEDROOM DETACHED HOUSE
- SUPERB PARKING
- LOUNGE
- UTILITY ROOM
- REFITTED BATHROOM
- WALKERN VILLAGE
- BEAUTIFULLY MAINTAINED THROUGHOUT
- ATTRACTIVE KITCHEN/DINER
- TWO DOUBLE & TWO SINGLE BEDROOMS
- PRIVATE SOUTH FACING REAR GARDEN

ENTRANCE HALLWAY

A welcoming entrance hallway with access via a composite door, a single panel radiator with radiator cover, under stairs storage cupboard and coving to the ceiling.

WC

Refitted with with a close coupled WC, a hand wash basin set in a modern vanity unit and chrome mixer tap, ceramic tiling to the lower half of the walls and splash backs, a matt grey tubular radiator, a UPVC frosted double glazed window, fuse box and granite effect tiled flooring.

LOUNGE

14'x 9'10" (4.27mx 3.00m")

A good size lounge area with a UPVC double glazed box bay window to the front aspect, Oak engineered flooring, a double panelled radiator, coving to the ceiling and French doors to the dining area.

KITCHEN

11'9"x 7'8" (3.58m"x 2.34m")

Open planned with the dining area, this beautifully fitted soft cream Shaker style kitchen comprises of an excellent range of wall, base and drawer units, elegant black granite worktops with a sunken stainless steel butler style sink with chrome mixer tap and stone carved draining area,, four ring gas hob with stainless steel chimney style cooker hood over, integrated eye level electric oven and microwave, under counter integrated fridge and freezer, Black granite breakfast bar, integral dishwasher, under unit lighting, porcelain effect tile flooring, a UPVC double glazed window to the side aspect and inset lighting.

UTILITY ROOM

5'11"x 6'7" (1.80m"x 2.01m")

with a continuation of both the porcelain style flooring and matching units, small counter space, plumbing for washing machine and spaces for dryer and vertical fridge freezer, a UPVC double glazed window to the rear aspect and a UPVC door to the garden area.

DINING AREA

9'10"x 8'4" (3.00m"x 2.54m")

Opening up from the kitchen space, this sunny dining area benefits from a continuation of lounges oak engineered flooring, single panel radiator, coving to the ceiling and UPVC French patio doors.

STAIRS TO FIRST FLOOR LANDING

with a UPVC double glazed window to the side aspect, access to the loft space, smoke alarm, coving to the ceiling and a built in storage cupboard housing hot water cylinder.

BEDROOM ONE

10'9"x 9'7" (3.28m"x 2.92m")

A double bedroom with a UPVC double glazed window to the rear aspect, single panel radiator and coving to the ceiling.

BEDROOM TWO

10'4"x 7'5" (3.15m"x 2.26m")

A smaller double bedroom with a UPVC double glazed window to the front aspect, single panel radiator, coving to the ceiling and fitted wardrobes.

BEDROOM THREE

a comfortable size single bedroom with a UPVC double glazed window to the front aspect, single panel radiator, coving to the ceiling.

BEDROOM FOUR

Again a comfortable single bedroom with a UPVC double glazed window to the rear aspect, single panel radiator, Oak effect laminate flooring, coving to the ceiling and fitted wardrobes with sliding doors to one wall.

BATHROOM

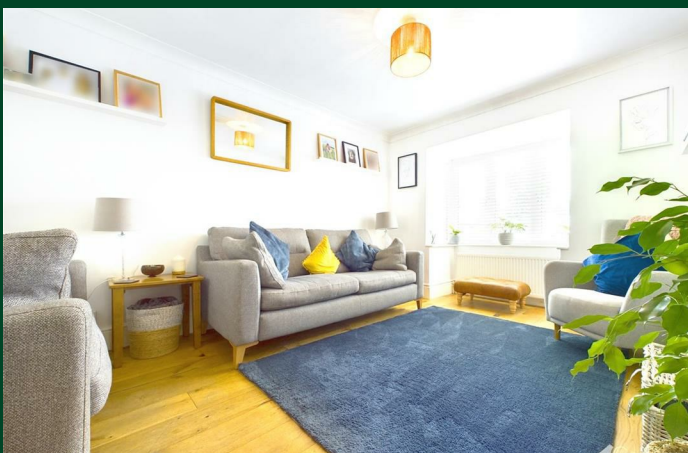
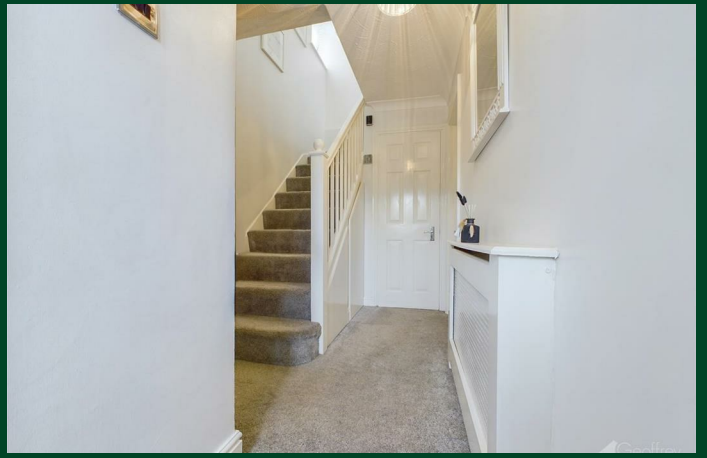
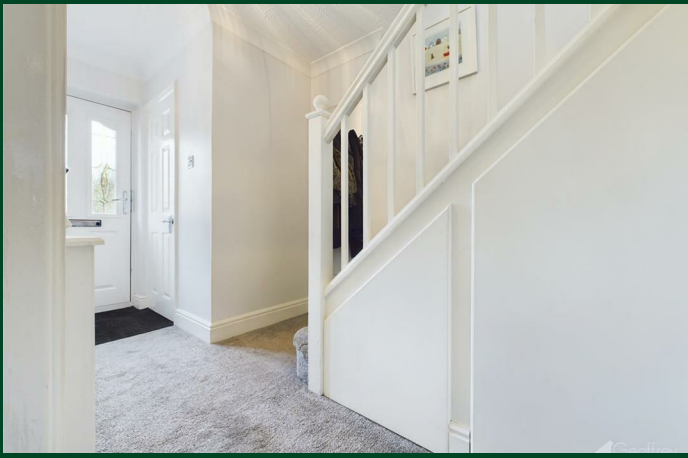
beautifully refitted by the current, owners and comprising of an L-shape bath with fitted shower screen, wall mounted shower with chrome fittings and chrome mixer tap, a close coupled WC, a modern white gloss vanity unit with inset hand wash basin and chrome mixer tap, fully tiled walls and tiled flooring, chrome heated towel rail, inset lighting, a frosted UPVC double glazed window.

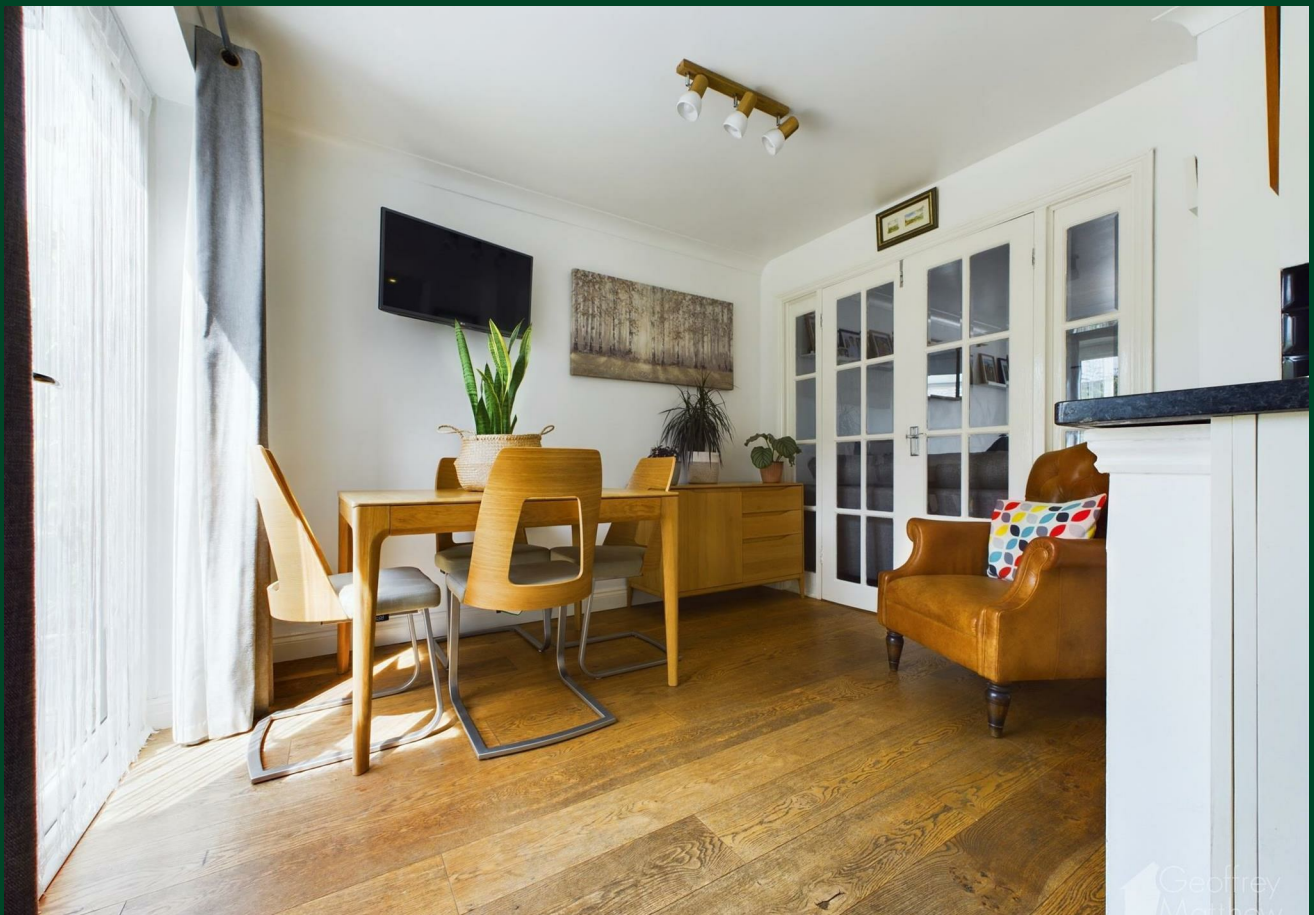
SOUTH FACING REAR GARDEN

a very private south facing rear garden with a shaped lawn, and well stocked mature planted borders, gated rear, generous paved patio, external lighting and tap, gated side access and two timber sheds.

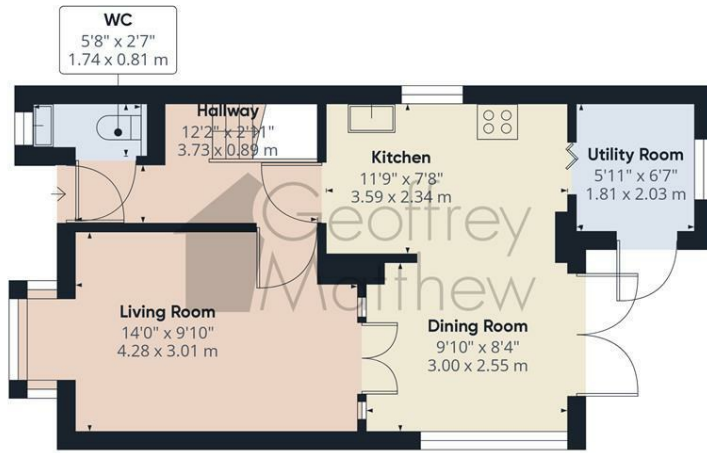
GARAGE AND DRIVE

a block paved drive for at least three cars and a garage with up and over door eave storage, power and lighting.





Floor Plan



Floor 0



Floor 1



Approximate total area⁽¹⁾
815.15 ft²
75.73 m²

(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.

GIRAFFE360



Council Tax Details

Band:

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

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