



Cherry Tree Rise, Walkern, Stevenage, SG2 7JL

Geoffrey Matthew Are Delighted To Be Able To Offer For Sale This Delightful Cottage Style Two Bedroom Terrace House, Situated In The Sought After Country Village Of Historical Walkern, Which Offers A Local Shop Pub, Schools And A Quaint Tea Room, Not Forgetting The Wonderful Local Countryside. Internally The Property Offers Lounge, Fitted Kitchen, Conservatory, A Generous Double Bedroom And A refitted Bathroom. While Externally Featuring A Private Rear Garden And Generous Allocated Parking

Price £290,000

Cherry Tree Rise, Walkern, Stevenage, SG2 7JL



- COTTAGE STYLE TERRACE HOUSE
- HEART OF WALKERN VILLAGE
- TWO BEDROOMS
- LOUNGE
- FITTED KITCHEN
- CONSERVATORY
- MODERN BATHROOM
- PRIVATE REAR GARDEN
- ALLOCATED PARKING
- CLOSE TO VILLAGE SCHOOL

ENTRANCE PORCH

With access via a replacement composite door, vinyl plank flooring and a wall mounted fuse box. door to

LOUNGE

12'3"x 15'9" (3.73m"x 4.80m")
A good size lounge area with a Georgian style double glazed window to the front aspect, wood effect laminate flooring, understairs storage cupboard, fitted smoke, alarm, coving to the ceiling, dado rail and a hybrid heating and air conditioning unit.

KITCHEN

12'2"x 7'1" (3.71m"x 2.16m")
Again a good size kitchen with fitted wood effect wall and base units, an inset single bowl stainless steel sink and drainer with chrome mixer tap, spaces for a washing machine, dryer and fridge freezer, built in

electric oven and a four ring halogen hob with stainless steel chimney style cooker hood, tile effect vinyl flooring, breakfast bar and UPVC door and window to the rear aspect.

CONSERVATORY

A UPVC constructed conservatory with door to the rear garden, vinyl plank flooring and power points.

STAIRS TO FIRST FLOOR LANDING

With access to the loft space, wood effect laminate flooring and a built in cupboard housing hot water cylinder.

BEDROOM ONE

A Generous size double bedroom with a Georgian style UPVC double glazed window to front aspect, wood effect laminate flooring, fitted wardrobes to one wall and a hybrid heating and air conditioned unit.

BEDROOM TWO

a good size second bedroom with Georgian style UPVC double glazed window to the rear aspect and coving to ceiling.

BATHROOM

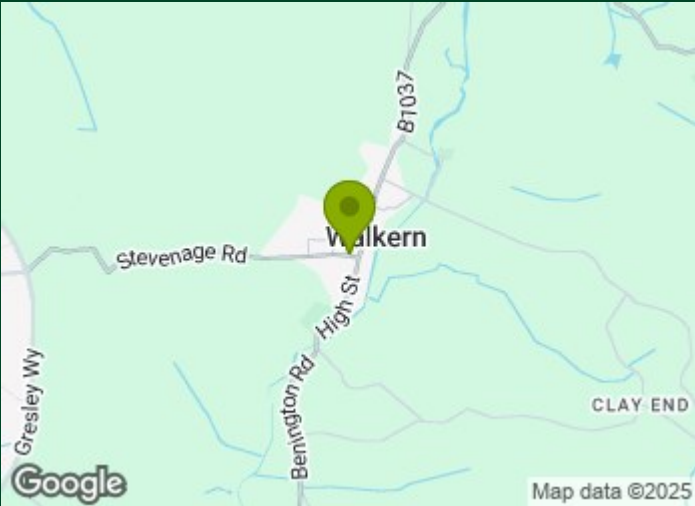
comprising of a refitted suite which includes a panel surround jacuzzi bath with wall mounted chrome shower fittings including a rainfall shower head, a vanity system and shelf with a hidden cistern WC and an inset hand wash basin, tiled flooring and fully tiled walls.

REAR GARDEN

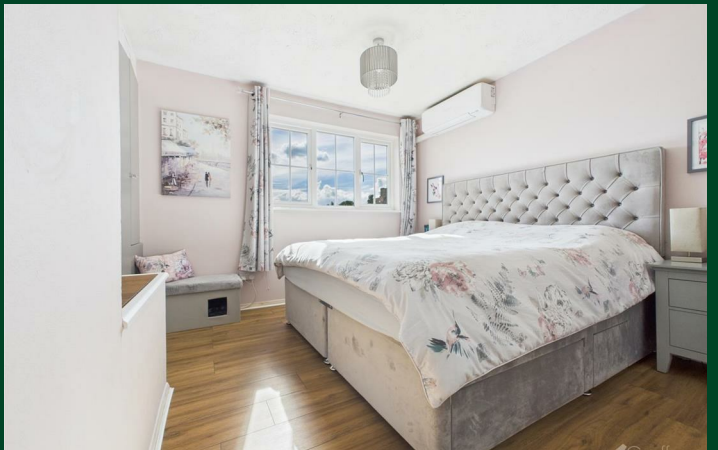
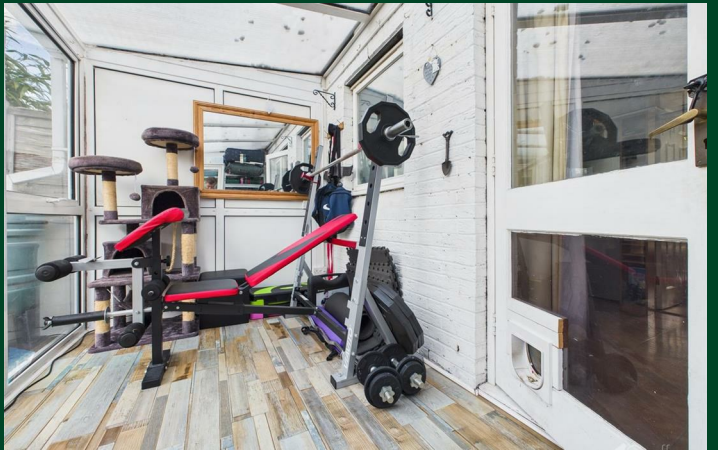
A private rear garden which is mainly lawn area with a paved path way and a small decked patio.

ALLOCATED PARKING

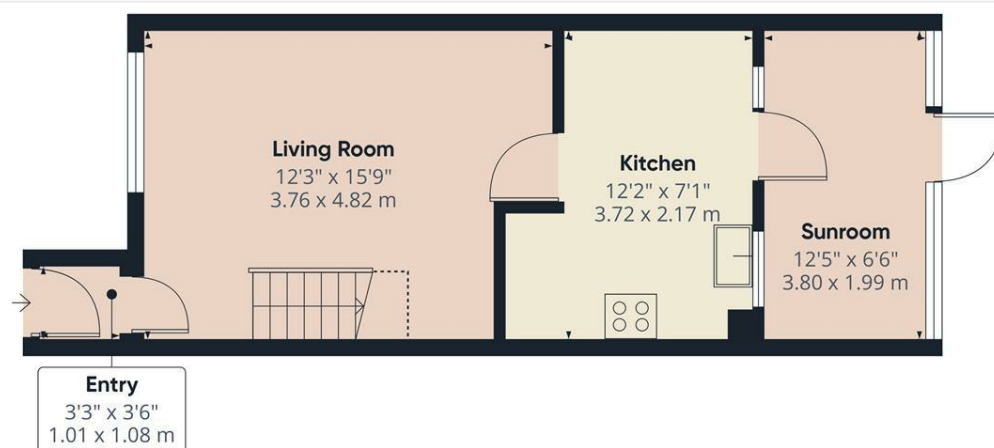
Allocated parking for 2/3 cars



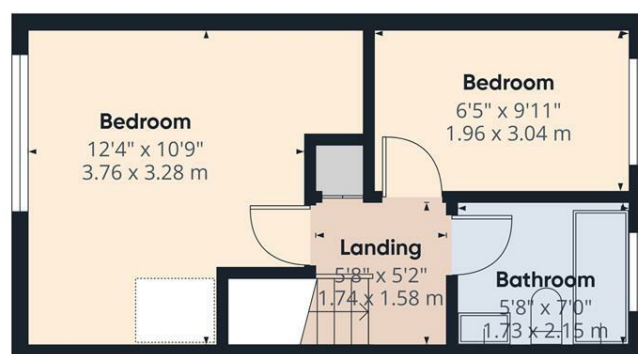
Directions



Floor Plan



Floor 0



Floor 1

Approximate total area^(b)633 ft²58.7 m²

Reduced headroom

13 ft²1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Council Tax Details

Band

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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