



**£1,795 PCM**  
**Totts Lane**  
Stevenage, SG2 7PL

## PROPERTY SUMMARY

Situated just off the Walkern village high street, down a single track lane, an attractive double fronted Victorian three bedroom detached cottage which has been modernised whilst retaining a number of character features with the added benefit of off road parking and an enclosed rear garden. The accommodation comprises entrance porch, study/dining room, lounge, kitchen/breakfast room, utility room, downstairs cloakroom, three bedrooms, and a family bathroom. -

Walkern is a pretty village approximately four miles from the nearest train station in Stevenage which has fast regular trains to London Kings Cross (approx 23 minutes). Within the village there are local shops including a convenience store, renowned tea rooms, pubs, restaurants and a highly regarded infant/junior school which has an OFSTED rating of "Good"

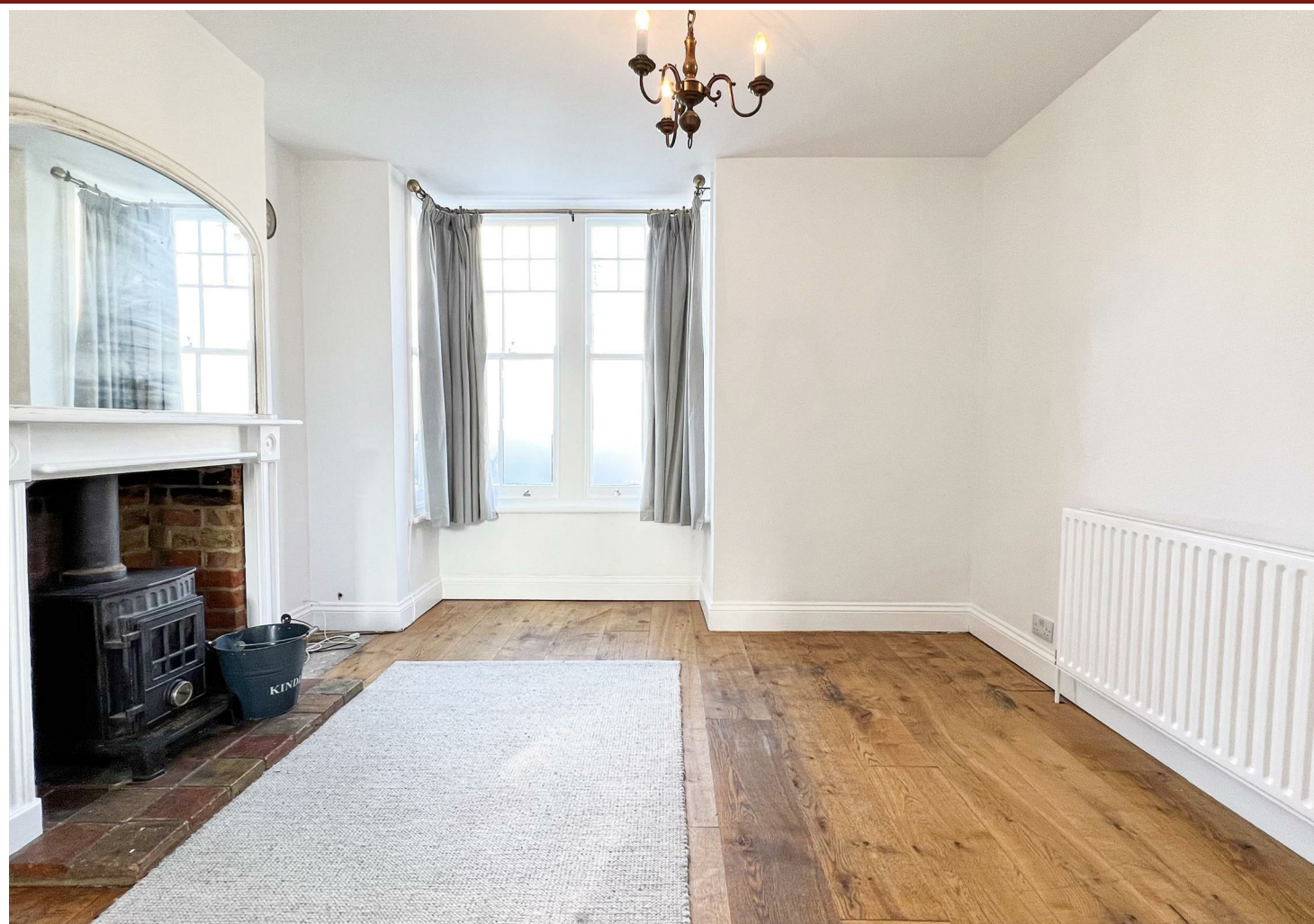
3



1



2









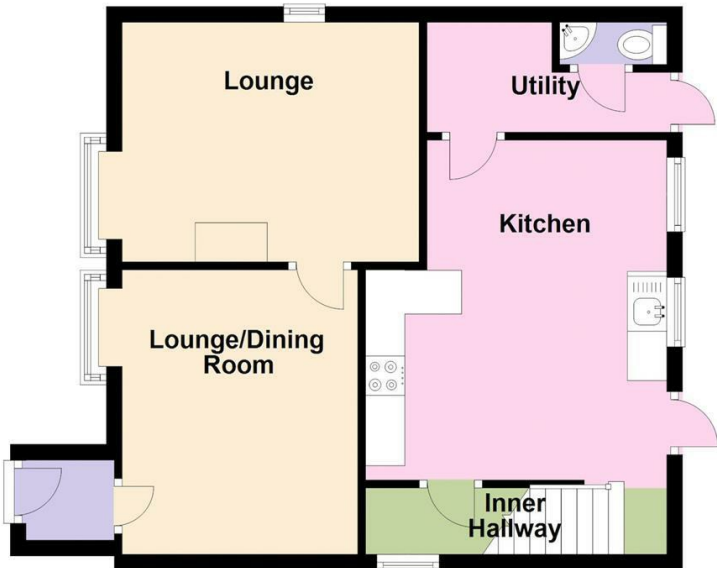
**LOCAL AUTHORITY**

**TENURE**

**COUNCIL TAX BAND**  
E

**VIEWINGS**  
By prior appointment only


**Ground Floor**



**First Floor**



Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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