



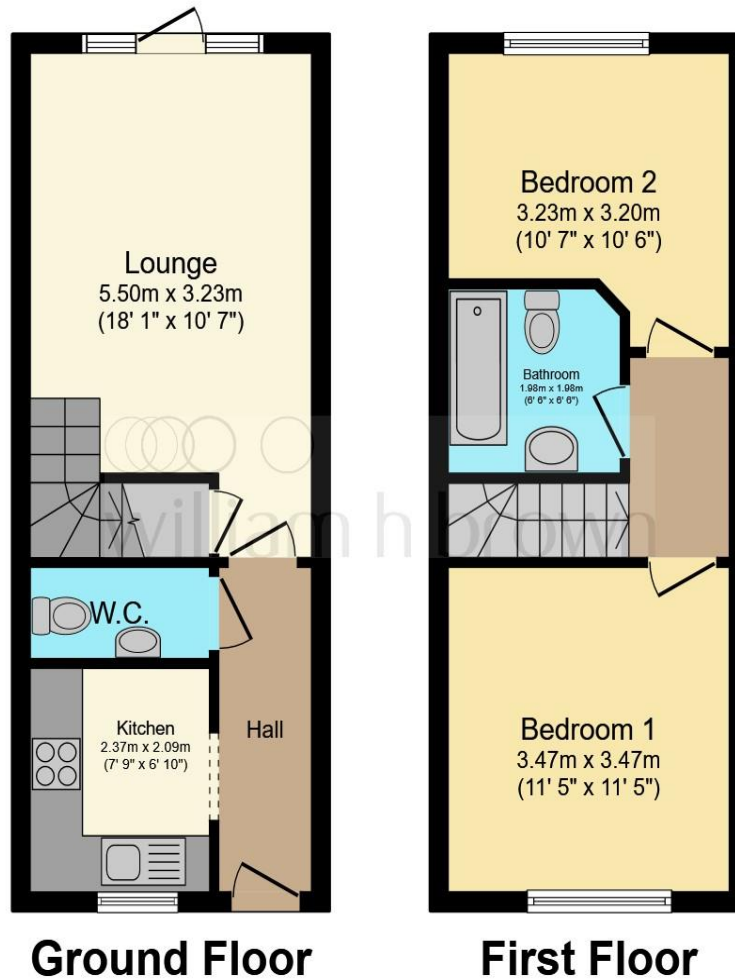
**The Laurels, Walkern Road, Benington, Stevenage SG2 7LS**

**welcome to**

## **The Laurels Walkern Road, Benington Stevenage**

Are you a first time buyer looking to make their first step onto the property ladder? This rarely available home set along Walkern Road in Benington is available at 50% shared ownership and 100% Full ownership! Boasting parking, downstairs w.c, 2 double bedrooms and a generous rear garden.





**Entrance**

**Downstairs W.C**

**Kitchen**

7' 9" x 6' 10" ( 2.36m x 2.08m )

**Lounge**

18' 1" x 10' 7" ( 5.51m x 3.23m )

**Landing**

**Bedroom 1**

11' 5" x 11' 5" ( 3.48m x 3.48m )

**Bedroom 2**

10' 7" x 10' 6" ( 3.23m x 3.20m )

**Bathroom**

6' 6" x 6' 6" ( 1.98m x 1.98m )

**Garden**

**Driveway**

Total floor area 57.9 m<sup>2</sup> (623 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## The Laurels Walkern Road, Benington Stevenage

- Shared Ownership At 50% Ownership
- Parking To The Front
- Spacious Rear Garden
- Rarely Available Home Set Within Benington
- Ideal First Time Purchase
- Monthly Rental For 50% Share £410.73
- Also Available At 100% Ownership

Tenure: Leasehold EPC Rating: C

Council Tax Band: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 14 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs

### £202,500 – 50% Share



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SVG103304](http://williamhbrown.co.uk/Property/SVG103304)



Property Ref:  
SVG103304 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01438 576650**



[stevenage@williamhbrown.co.uk](mailto:stevenage@williamhbrown.co.uk)



2-4 Market Place, STEVENAGE, Hertfordshire,  
SG1 1DB



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**