



Gean Walk, Herts, AL10 8SU

House - End Terrace | 3 Bedrooms

£335,000 Freehold

**LARKHAM**  
**PIKE** &

[www.larkhamandpike.co.uk](http://www.larkhamandpike.co.uk)







## Entrance Hall

Accessed via solid wooden door. Radiator, stair rising to first floor and doors to:

## Utility Room

Wall mounted boiler. Radiator and double glazed window to rear.

## Kitchen

Comprising a range of wall and base mounted units finished in white gloss front with wood block work tops over and inset twin bowl sink unit with mixer tap. Low level single cavity oven, four ring electric hob with filter over, plumbing for washing machine and space for fridge/freezer. Part tiled panelled walls. Double glazed window to front.

## Lounge/Dining Room

Double radiator. Double glazed window and door opening onto rear garden.

## Landing

Double glazed window to front. Airing cupboard with tank and shelving.

## Bathroom

Comprising a panel enclosed bath with shower unit over, pedestal wash hand basin and low level WC. Tiled walls and double glazed window to front.

## Bedroom One

Radiator. Double glazed window to rear

## Bedroom Two

Radiator and double glazed window to rear

## Bedroom Three

Radiator and double glazed window to front.

## Exterior

## Front Garden

Steps to front door. Mature bush and shrubs.

## Rear Garden

Patio area with path to rear leading to shed. Remainder laid to lawn.

## Tenure

Freehold

## Viewing

Contact Larkham & Pike on 01707 260707.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 86        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 54                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

