

Meadow Bank, Moors Ley, Hertfordshire SG2 7NQ.  
Price Guide £480,000



Meadowbank, Moors Ley, Walkern, Hertfordshire, SG2 7NQ.

Council Tax Band: D

GUIDE PRICE £480,000 - £495,000 Found in the popular village of Walkern is this very well presented three bedroom semi detached home which has been modernised by the current owners. The property boasts a refitted kitchen which leads into an ideal family/entertaining room along with a cosy lounge complete with log burner. Other benefits include a utility room and downstairs WC, upstairs you will find three bedrooms one of which has access to the attic space and a refitted bathroom. The rear garden is well established and is a delight for those with green fingers! To the front you could create off road parking subject to the usual requirements/consents.

### **Entrance Hall**

14'3 x 5'11 (4.34m x 1.80m)

Accessed from a double glazed front door with inset stained glass, understairs cupboard housing meters, stairs to the first floor with contrasting oak and ironwork handrail and balustrades. Double glazed opaque window to the side aspect and a porthole window to the front, separate timber and glazed doors leading into the kitchen and lounge, oak style hardwood flooring, inset spotlights.

### **Lounge**

17'4 x 11'3 (5.28m x 3.43m)

Double glazed window to the front aspect with plantation style shutters, feature log burner and chimney, double glazed doors opening to the family/entertaining room, timber and glazed door to the entrance hall.

### **Kitchen**

12'3 x 10'10 (3.73m x 3.30m)

Fitted with a range of units with contrasting work tops offering ample space, chimney extractor hood over the space for a range cooker, space for an undercounter fridge, wall mounted boiler, gloss white tiled splashbacks, sink drainer with mixer tap over, wine cooler, inset spotlights, access into the family entertaining room.

### **Family/Entertaining Room**

16'9 x 12'9 (5.11m x 3.89m)

Ideal for family gatherings and entertaining is this well proportioned room with double glazed windows to the rear and side and french doors leading out into the garden. two

radiators, light oak laminate flooring, door to the utility room.

### **Utility Room**

11'2 x 8'8 (3.40m x 2.64m)

Fitted with a range of wall and base units with contrasting worktops, stainless steel sink drainer and mixer tap over, plumbed for a washing machine and space for tumble dryer, gloss white splashbacks, double glazed stable door to the rear, double glazed window to the front aspect, inset spotlights, chrome heated towel rail, light oak laminate flooring.

### **Downstairs WC**

5'5 x 3'8 (1.65m x 1.12m)

Double glazed opaque window to the rear aspect, low level WC, vanity wash hand basin.

### **Landing**

11'6 x 2'8 (3.51m x 0.81m)

Double glazed window to the front aspect, contrasting oak and ironwork handrail and balustrades, loft access, doors to all the rooms.

### **Bedroom One**

12'5 x 11'0 (3.78m x 3.35m)

Double glazed window to the rear aspect, radiator, built in cupboard.

### **Bedroom Two**

11'4 x 9'9 (3.45m x 2.97m)

Double glazed window to the rear aspect, radiator, stairs leading upto the attic space.

### **Attic Space**

11'0 x 8'6 (3.35m x 2.59m)

Double glazed Velux window to the rear aspect, built in storage cupboard.

### **Bedroom Three**

8'1 x 7'4 (2.46m x 2.24m)

Double glazed window to the front aspect, radiator. (currently used as a dressing room)

### **Bathroom**

5'11 x 5'4 (1.80m x 1.63m)

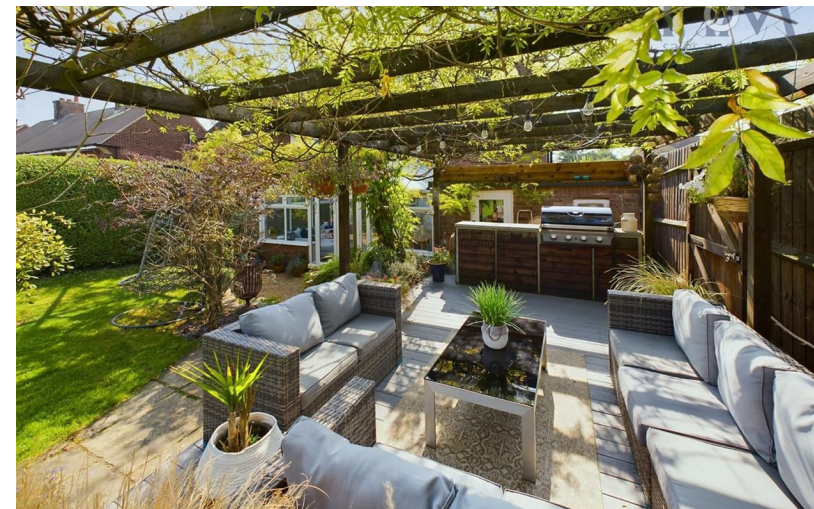
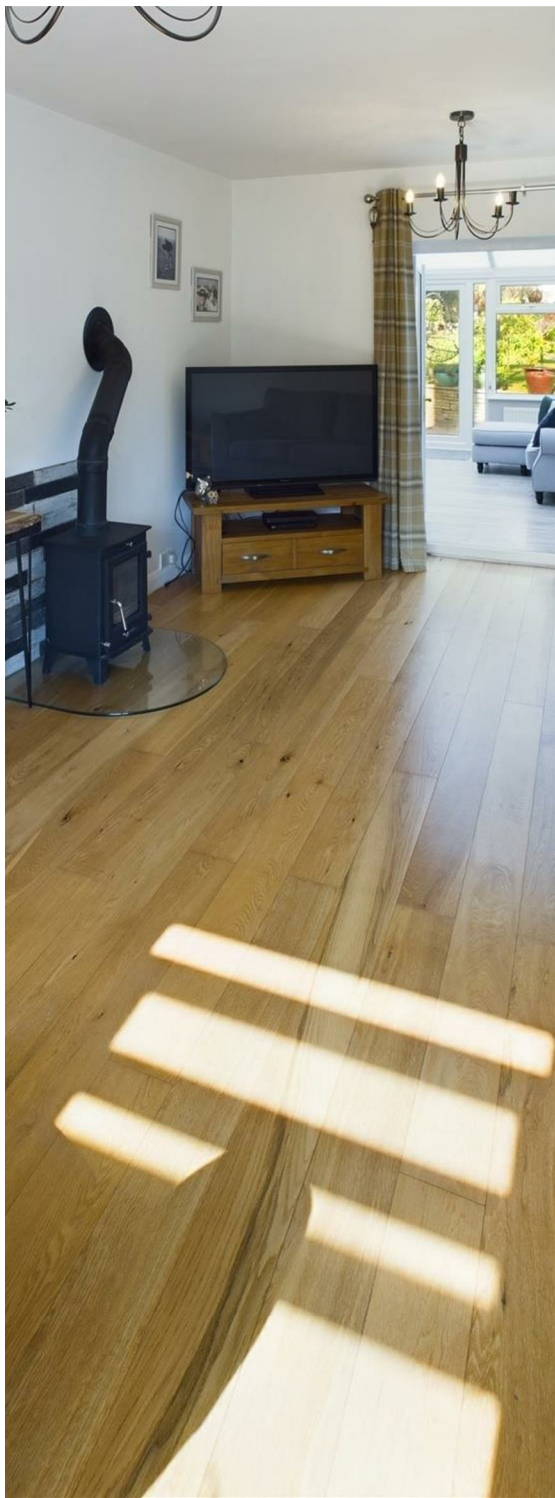
Double glazed window to the side aspect, corner shower cubicle with rainfall shower head, low level WC, pedestal wash hand basin. heated chrome towel rail.

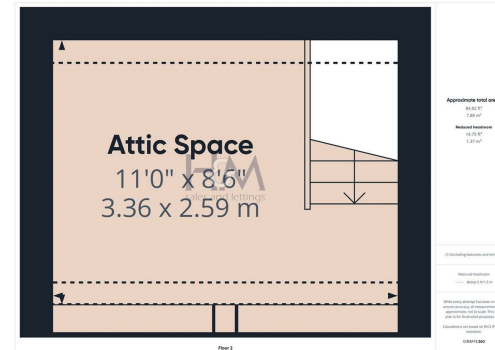
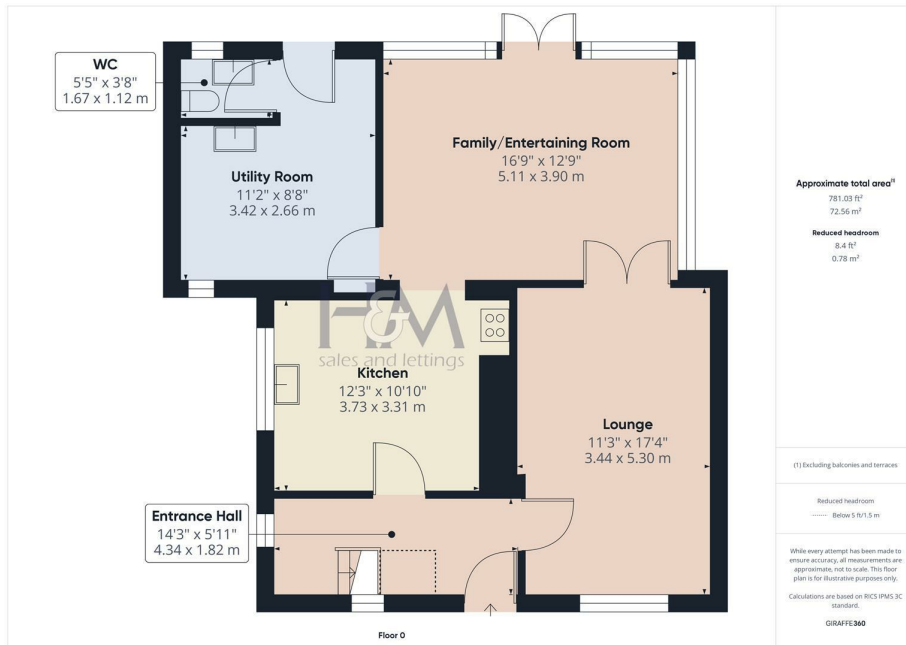
### **Frontage**

Accessed through a hedgerow archway is this established front garden with a laid to lawn area, shingled area and path to the front door, box hedging and hedged borders. side gate leading to a storage area,

### **Rear Garden**

Shingled area with steps leading up to the main garden. decked area with pagoda covering, the laid to lawn area has mature flower and shrub borders, raised planters timber side gate and enclosed by timber fencing.





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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>78</b>		

England & Wales

EU Directive  
2002/91/EC

