

Beecroft Lane Walkern SG2 7PE.
Asking Price £475,000

H&M
sales and lettings



Beecroft Lane, Walkern, SG2 7PE.

Council Tax Band: E

OFFERED WITH VACANT POSSESSION and situated at the end of a private cul-de-sac in the village of Walkern is this charming three bedroom end of terrace cottage. Downstairs the property comprises of a TV/snug room, lounge/dining room both with feature fireplaces and a kitchen, upstairs the three bedrooms consist of two doubles and one good size single along with a bathroom measuring approximately 12ft x 7ft. Unusually for a property of this age there is driveway parking for two vehicles and the rear garden has handy brick built storage outhouses.

The village of Walkern has a very well serviced Budgens store along with other local amenities and is also just a ten minute drive to the nearest Sainsburys supermarket.

Lounge/Dining Room

22'0 x 12'0 (6.71m x 3.66m)

Double glazed window to the front aspect, feature brick fireplace with inset log burner, feature exposed beams, three radiators, door from the TV/Snug room, window to the rear aspect door leading out to the rear garden,

TV/Snug Room

12'3 x 11'10 (3.73m x 3.61m)

Accessed via the timber front door, double glazed window to the front aspect, separate window to the side aspect, feature brick fireplace, radiators, built in storage cupboard, understairs storage, stairs to the first floor, door to the kitchen.

Kitchen

12'1 x 9'9 (3.68m x 2.97m)

Fitted with a range of base and wall units, plumbed for a washing machine, space for a gas cooker, wall mounted boiler, stainless steel sink drainer, double glazed window to the rear and side aspect, inset spotlights, stable door to the garden.

Landing

15'6 x 2'7 (4.72m x 0.79m)

Doors to all rooms, double glazed window to the side aspect, loft access.

Bedroom One

11'11 x 11'10 (3.63m x 3.61m)

Double glazed window to the front aspect, feature fireplace, radiator.

Bedroom Two

12'1 x 9'10 (3.68m x 3.00m)

Window to the rear aspect, radiator

Bedroom Three

11'9 x 9'0 (3.58m x 2.74m)

Double glazed window to the front aspect, built in wardrobe cupboard, radiator, feature fireplace

Bathroom

12'2 x 6'9 (3.71m x 2.06m)

Consisting of a four piece suite, corner shower cubicle, panel enclosed bath, cistern enclosed low level WC, vanity wash hand basin, tiled floor and splashbacks, windows to the rear aspect, inset spotlights.

Frontage

Steps up to the front door, shingled garden area, block paved driveway for two vehicles. Gated access to the rear garden.

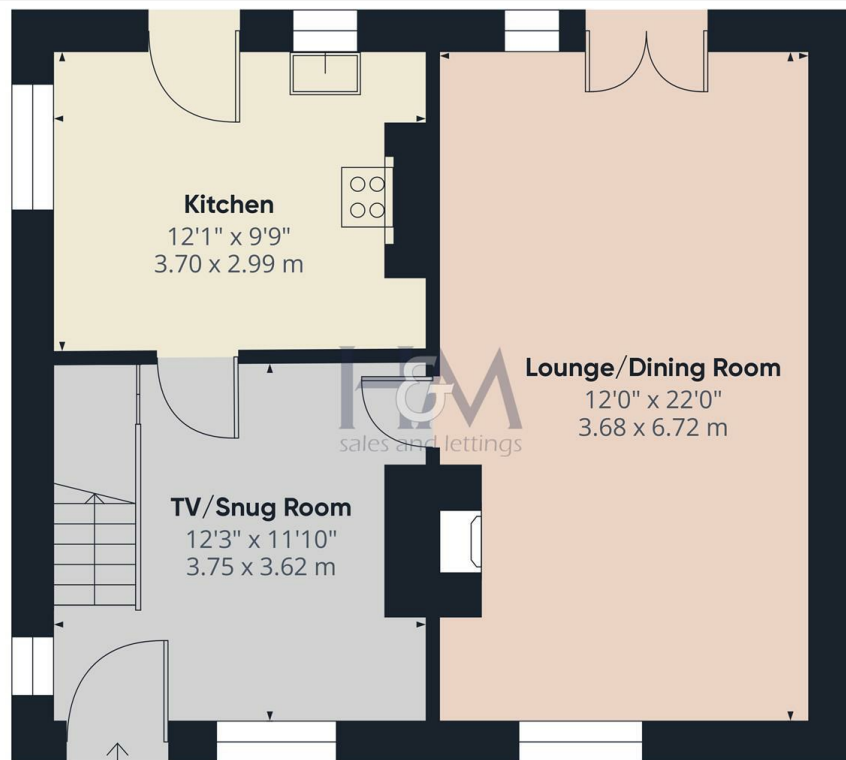
Rear Garden

Lawned rear garden with gated side access to the front, brick built outhouses, block paved path to the rear patio.



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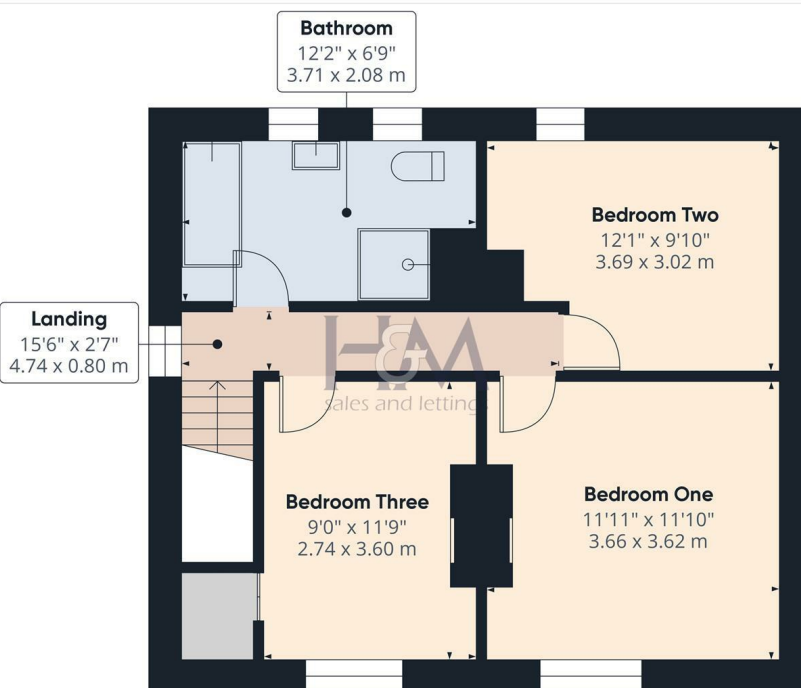
Floor 0

Approximate total area[®]
523.56 ft²
48.64 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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Floor 1

Approximate total area[®]
483.62 ft²
44.93 m²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 