

Aubries, Walkern, Hertfordshire, SG2 7NJ.
Asking Price £395,000

H&M
sales and lettings



Aubries, Walkern, Hertfordshire, SG2 7NJ.

Council Tax Band: C

Situated in a Cul-de-Sac location in the village of Walkern is this very well presented three bedroom end of terrace home.

The property benefits from having a refitted kitchen with a range of built in appliances and refitted bathroom, downstairs WC, good sized lounge/dining room, upstairs are two good sized double bedrooms and a single bedroom. Outside there is your own garage and residents parking.

The village of Walkern has a very well serviced Budgens store along with other local amenities and a Primary School, just a ten minute drive is the nearest Sainsburys supermarket, the Local bus routes can get you into the main bus terminal opposite the mainline train station in approximately 20 minutes, with the fast train taking approximately 23 minutes in London Kings Cross and St Pancras.

Entrance Porch

6'2 x 2'2 (1.88m x 0.66m)

Accessed by double glazed sliding doors, built in storage cupboard, timber and glazed front door to the entrance hall.

Entrance Hall

12'5 x 5'9 (3.78m x 1.75m)

Stairs leading to the first floor, glazed casement doors to both the kitchen and lounge /dining room, understairs storage space.

Lounge/Dining Room

17'6 x 16'2 (5.33m x 4.93m)

Double glazed patio doors to the rear garden, double glazed window to the front aspect, wooden effect flooring,

Kitchen

11'3 x 9'6 (3.43m x 2.90m)

Double glazed window and door to the rear aspect, refitted modern gloss grey wall and base units with complementary work surfaces and brick style tiled splashbacks, inset composite sink with mixer taps over, built in appliances to include fridge/freezer, dishwasher, oven and hob with a angled glass chimney hood over. Wood effect flooring.

Conservatory

13'3 x 7'6 (4.04m x 2.29m)

Constructed of a dwarf wall with double glazed units to the sides and rear and double glazed french doors to the

rear garden. Fitted storage cupboard, plumbing for a washing machine, power points and lights.

Downstairs WC

5'4 x 2'8 (1.63m x 0.81m)

Double glazed opaque window to the front aspect, low level WC, vanity wash hand basin with tiled splashbacks, tiled flooring

Landing

12'3 x 5'9 (3.73m x 1.75m)

Double glazed window to the front aspect, over stairs linen cupboard housing hot water cylinder, doors to all rooms, built in storage cupboard.

Bedroom One

11'6 x 11'1 (3.51m x 3.38m)

Double glazed window to the rear aspect, loft hatch access

Bedroom Two

14'5 x 8'6 (4.39m x 2.59m)

Double glazed window to the rear aspect.

Bedroom Three

11'3 x 5'9 (3.43m x 1.75m)

Double glazed window to the rear aspect.

Bathroom

6'4 x 6'0 (1.93m x 1.83m)

Double glazed opaque window to the front aspect, 'P'

shaped bath with mixer taps over, wall mounted electric shower with curved shower screen, low level WC, vanity wash hand basin, tiled splashback with inset mosaic tiling, patterned tiled flooring, heated chrome towel rail, inset spotlights.

Store Cupboard

Handy store cupboard ideal for the likes of hoovers and ironing boards.

Frontage

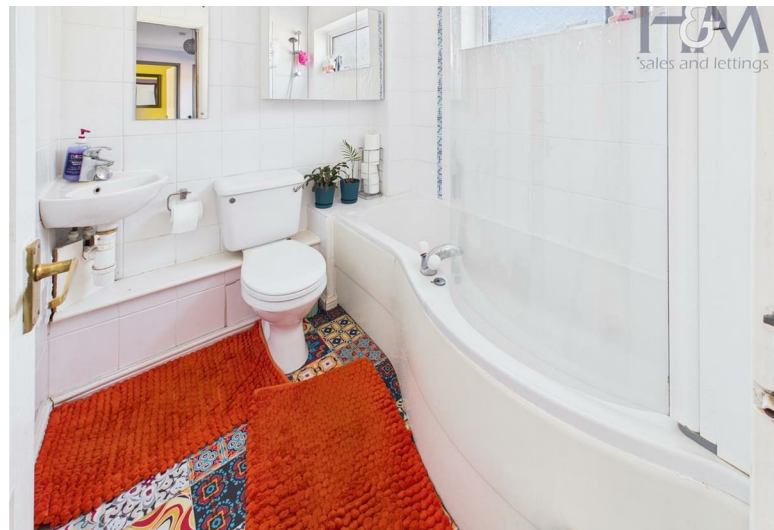
Path leading to your own garage, shingled area ideal for storing wheelie bins.

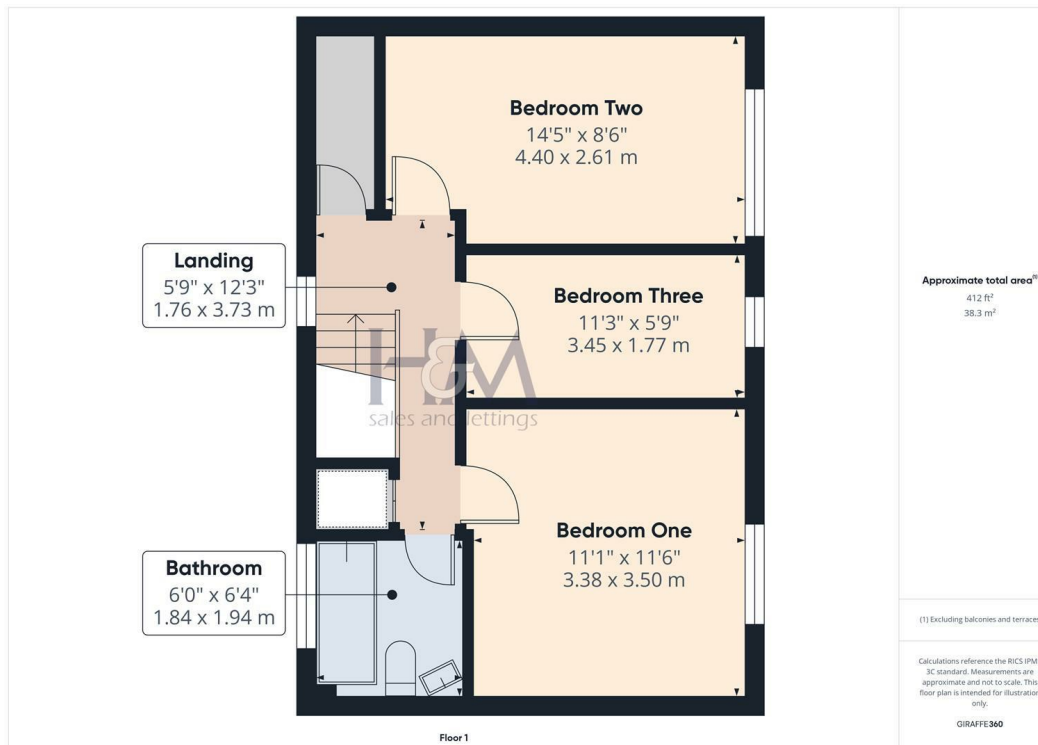
Rear Garden

Dual paved patios one currently housing a hot tub, separate paved patio with retaining wall and step leading to the lawned area, rear gated access, enclosed with timber fencing, outside tap

Garage

Metal up and over door





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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	