

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Beecroft Lane

Stevenage, SG2 7PE

Guide Price £530,000



Council Tax: E

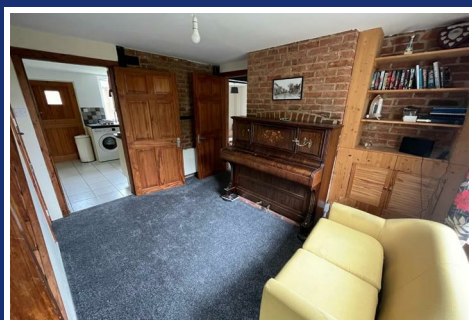


Welcome to Beecroft Lane, Walkern - a charming cottage with character that is sure to steal your heart! This delightful property boasts not one, but two cosy reception rooms where you can unwind and entertain guests. With three lovely double bedrooms, there's ample space for the whole family to relax and rejuvenate.

Situated at the end of a terrace in a private cul-de-sac, this double-fronted cottage exudes a quaint charm that is quintessentially British with a picturesque view to the front aspect.

Located near Walkern High Street, you'll have easy access to local amenities, shops, and eateries, making everyday living a breeze. The potential to extend this cottage further (subject to planning consents) opens up a world of possibilities to create your dream home.

Don't miss out on the opportunity to own this enchanting cottage in a desirable location. Embrace the warmth and character of this property - book a viewing today and let Beecroft Lane become your new address to call home!



### Reception Room

12'9 x 12'0 (3.89m x 3.66m )

Front door leading into property. Stairs rise to first floor. Book shelf and storage unit alcove. UPVC double glazed window to front aspect. two radiators. Brick chimney breast. Understairs storage cupboard.

### Lounge/Diner

12'2 x 22'8 (3.71m x 6.91m )

UPVC double glazed window to front aspect. French doors to rear aspect. Three radiators. Wood burning stove and brick built fireplace.

### Kitchen

9'9 x 12'3 (2.97m x 3.73m )

Stable door to rear aspect. UPVC double glazed windows to side and rear aspects. Spotlights. Wall mounted combi boiler. Fitted kitchen comprising stainless steel sink unit, gas cooker, space for washing machine and fridge freezer. Ample fitted storage units. Tiled splashbacks and flooring.

### First floor landing

UPVC double glazed window to side aspect. Loft access.

### Bedroom one

12'0 x 11'9 (3.66m x 3.58m )

UPVC double glazed window to front aspect. Exposed brick chimney breast. Radiator.

### Bedroom Two

12'2 x 9'7 (3.71m x 2.92m )

UPVC double glazed window to rear aspect. Radiator.

### Bedroom Three

12'2 x 8'9 (3.71m x 2.67m )

UPVC double glazed window to front aspect. Radiator. Exposed brick chimney breast. Integral storage cupboard.

### Bathroom

12'1 x 6'8 (3.68m x 2.03m )

Low level W/C, wash hand basin with unit under. Walk in shower cubicle. Heated towel rail. Panelled bath. Spotlights. Tiled flooring.

### Outside: Front

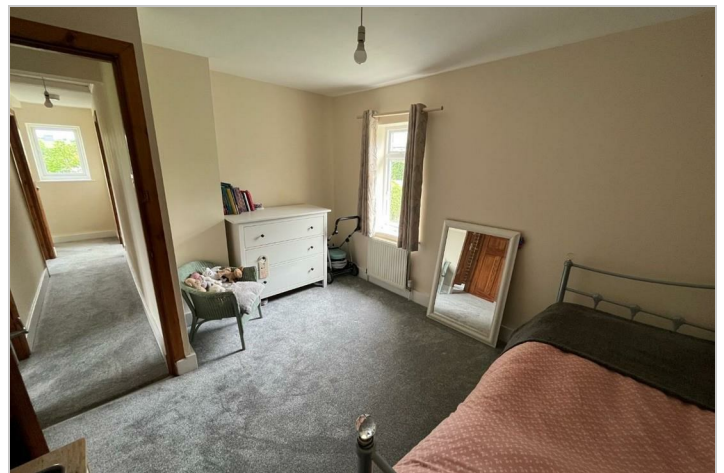
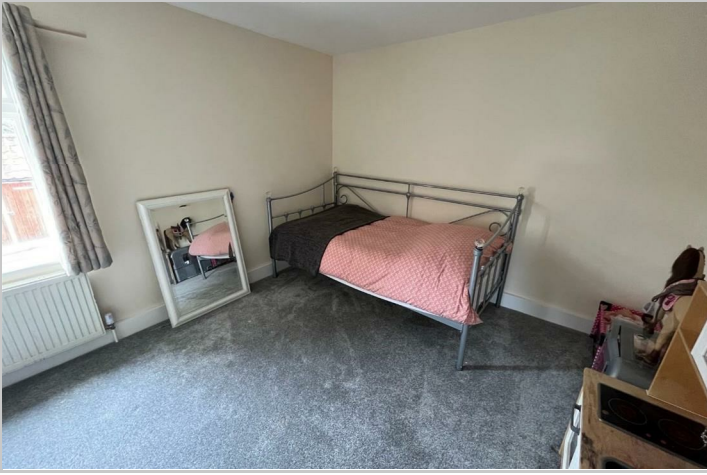
Raised brick built low maintenance frontage with steps leading up to front door.

### Outside: Rear

A large rear plot with brick built outbuilding, laid to lawn in the main. Patio area.

### Driveway

Side driveway allowing for off road parking.



## Road Map



## Hybrid Map



## Terrain Map



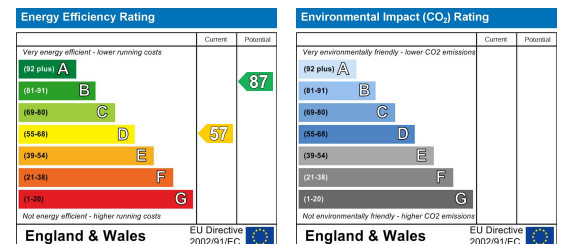
## Floor Plan



## Viewing

Please contact our Hunters Stevenage Office on 01438 313393 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.