



Detached Country Home in Benington Village

Four Double Bedrooms

Detached Garage

Large Country Garden

Chain Free



66 Walkern Road
Stevenage, SG2 7LS

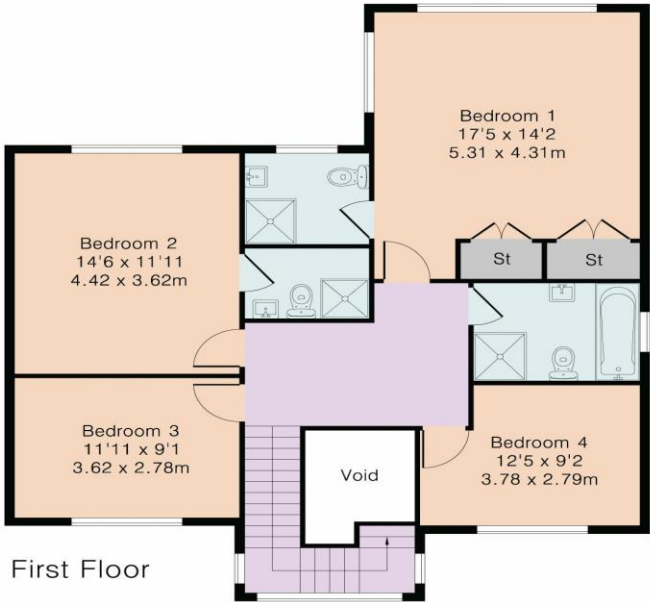
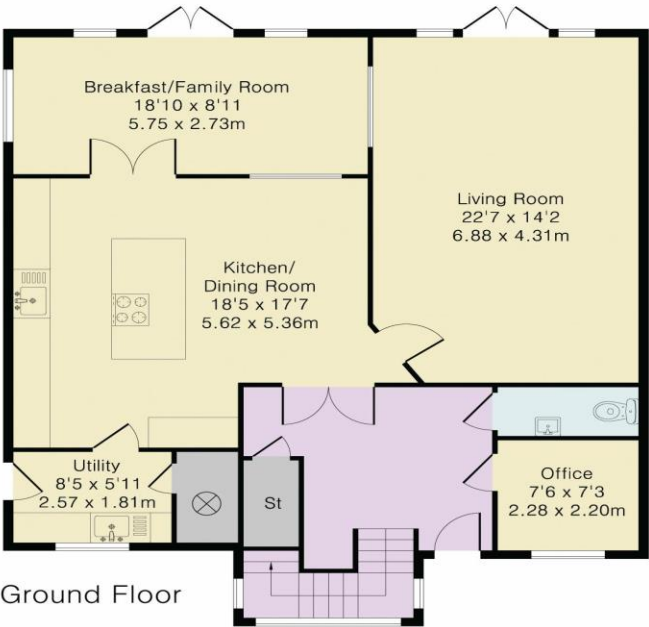
£1,100,000

Thomas Childs & Co are delighted to bring to market a chain free detached modern home located in the picturesque and sought after village of Benington. The ground floor offers a large entrance hall that leads off to a large formal living room, a modern kitchen/diner, breakfast/garden room, large utility boot room and a W.C. In addition there is a ground floor office. The first floor offers four generously sized double bedrooms. The Principle bedroom and bedroom two have en-suite bathrooms and there is a large family bathroom. The property offers a large country garden to the rear of the house and there is a front lawn also. There is a detached garage off the driveway. The property is being offered Chain free and viewings are strictly by appointment only. Please Contact Thomas Childs & Co on 01992 721 321 to book in your appointment.

Approximate Gross Internal Area 2076 sq ft - 193 sq m

Ground Floor Area 1149 sq ft – 107 sq m

First Floor Area 927 sq ft – 86 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy performance certificate (EPC)

66 Walkern Road Benington STEVENAGE SG2 7LS	Energy rating C	Valid until:	6 November 2034
		Certificate number:	0762-3943-0209-7244-6200

Property type	Detached house
Total floor area	196 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.