



Four Double Bedroom Detached Queen Anne Style Rectory

Recently Re-Modelled throughout to create an Outstanding Family Home

Large Country Garden with Countryside Views

Detached Double Garage that is used currently as a gym complex

Character property with Modern Features.



145 High Street
Stevenage, SG2 7NP

Offers in Excess of
£1,350,000

Chain Free Thomas Childs & Co are delighted to present 'The Red House'. An outstanding family home built around 25 years ago in the style of Queen Anne's Rectory. This beautiful four double bedroom home sits generously on a third of an acre with lovely countryside views. The home has undergone a complete re-model recently and this includes an outstanding new kitchen/diner/family room that opens up into the garden. You simply have to come and see this room! In addition there are two further large receptions, a large welcoming entrance hall, a utility room and a W.C all on the ground floor. The first floor offers four double bedrooms and a family bathroom. The principal bedroom has a walk in wardrobe and an en-suite bathroom. The landing is substantial and offers usable space. Outside there is a large lovely garden and a detached garage which is currently being used as a gym complex. There is a private off street driveway. If you're looking for a character property with all the modern features in a wonderful village close to the A1m and good stations then this is your new home. Please contact Thomas Childs On 01992 721 321

Approximate Gross Internal Area 2989 sq ft - 277 sq m

Ground Floor Area 1414 sq ft – 131 sq m

First Floor Area 1176 sq ft – 109 sq m

Outbuilding Area 399 sq ft – 37 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)

145 High Street Walkern STEVENAGE SG2 7NP	Energy rating C	Valid until: 22 September 2034
		Certificate number: 7234-5121-2400-0209-2226

Property type	Detached house
Total floor area	237 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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.