



Cherry Tree Rise
Walkern, Stevenage | SG2 7JL

AGENT HYBRID

Guide Price £375,000 -
£385,000



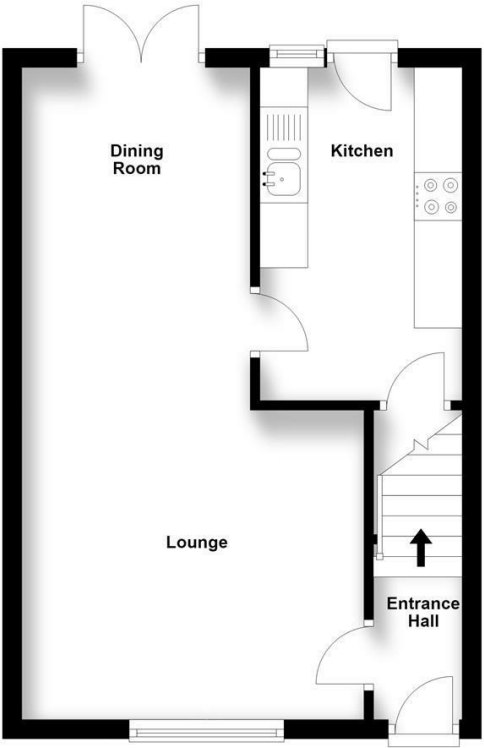
GUIDE PRICE £375,000 - £385,000 * We are delighted to present to the market this CHAIN FREE, improved three-bedroom end-of-terrace family home, ideally situated within the highly sought-after village of Walkern. The property offers stylish, move-in-ready accommodation beginning with an entrance hallway, leading into a bright and spacious lounge that flows seamlessly into a dining area, creating an excellent space for both everyday family living and entertaining. French doors from the dining room open directly onto the rear garden, allowing plenty of natural light to fill the space. The kitchen has been re-fitted and features a range of quality shaker style units complemented by attractive oak style worktops, wooden flooring and integral appliances. A useful understairs storage cupboard provides additional practicality, while a further door offers direct access to the rear garden. To the first floor, the landing provides access to three well-proportioned bedrooms, with the second bedroom benefiting from fitted wardrobes, together with a stylish family bathroom. Finished with contemporary tiling, the bathroom comprises a modern white suite, heated towel rail, and bath with power shower. The property also benefits from a boarded loft with fitted loft ladder, providing excellent additional storage. Externally, the property enjoys a private rear garden, with pergola set over a paved patio seating area leading onto a lawn, enclosed by timber fencing and benefiting from convenient gated side access to the front. Further enhancing the appeal of this superb home are two allocated parking spaces, making it an ideal purchase for families, first-time buyers, or those looking to enjoy village living within easy reach of nearby towns and commuter links. Viewing comes highly recommended to fully appreciate the quality and presentation of this fantastic home.

DIMENSIONS

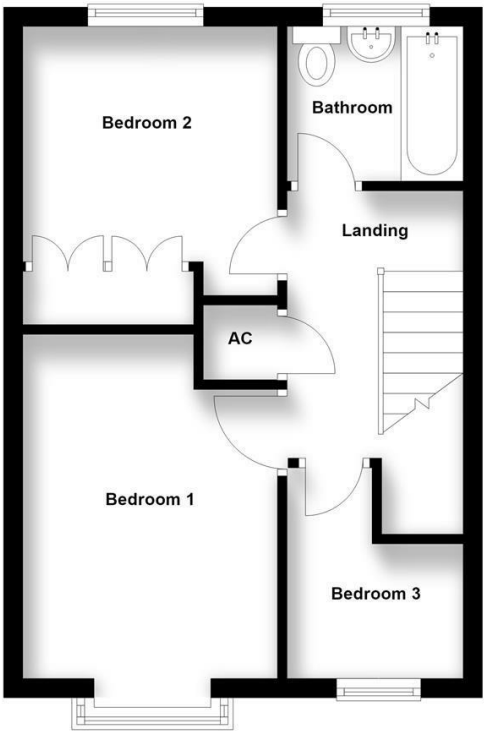
- Entrance Hallway
- Lounge 11'11 x 10'7
- Dining Area 11'5 x 7'10
- Kitchen 11'7 x 6'11
- Bedroom 1: 11'11 x 8'5
- Bedroom 2: 9'1 x 8'1
- Bedroom 3: 7'3 x 6'3
- Bathroom

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	73	
(55-68) D		

Ground Floor
Approx. 336.3 sq. feet



First Floor
Approx. 338.3 sq. feet



Total area: approx. 674.6 sq. feet

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A details survey has not been carried out, not the service, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposed and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Agent Hybrid
57 High Street, Stevenage, Hertfordshire, SG1 3AQ
Tel: 01438 870673 - enquiries@agenthybrid.co.uk
www.agenthybrid.co.uk

AGENT HYBRID