



# PRESTIGE & VILLAGE

UK's finest properties



## THE MALTINGS, WALKERN, SG2 7NB

GUIDE PRICE £590,000 - £610,000 Prestige and Village are Overjoyed to offer this WONDERFUL OPPORTUNITY to Acquire this CHARMING EXTENDED FOUR BEDROOM DETACHED HOME with a French Twist in an IDEALISTIC CUL DE SAC Location with GARAGE DRIVEWAY within the Village of Walkern, a moments walk to the High Street close Open Countryside. Features include French Styled Kitchen opening to Family Room, Downstairs W.C, SPACIOUS LOUNGE and Dining Room with Bay Window with Doors Opening to Garden, Family Bathroom, TWO DOUBLE BEDROOMS and Two Single Bedrooms, Delightful Rear Garden, Viewing Highly Recommended.

GUIDE PRICE £590,000

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# THE MALTINGS

## , WALKERN, SG2 7NB



- Wonderful Opportunity to Acquire this Charming EXTENDED Four Bedroom Detached Home
- Located in Delightful Walkern
- Downstairs W.C
- Viewing Highly Recommended
- Located in an Idealistic Cul De Sac Location with a French Twist
- Close to Open Countryside
- Spacious Lounge and Dining Area with Bay Window
- Garage and Driveway
- Family Bathroom
- Delightful Rear Garden

**Entrance Hallway**  
3'1 x 12'0 (0.94m x 3.66m)  
Coconut Entrance Matting, Laminate Flooring, Single Panel Radiator, Coved Ceiling, Stairs to 1st Floor Landing, Coved Ceiling, Under Stairs Cupboard, Smoke Alarm.

**Beach Theme Downstairs W.C**  
2'8 x 6'3 (0.81m x 1.91m)  
Low Level W.C, Mixer Tap with Vintage Sink, Pebble Effect Tiling, Coved Ceiling, Screened Single Panel Radiator, Consumer Unit, Window to Front Aspect.

**Lounge Area with Bay Window**  
27'0 x 10'1 (8.23m x 3.07m)  
T.V Point, Coved Ceiling, Bay Window to Front Aspect, Double Panel Radiator.

**Dining Area - Double Glazed French Doors Opening to Garden, Hive Heating Control, Double Panel Radiator.**

**French Styled Tongue and Groove Kitchen Area**  
11'9 x 7'7 (3.58m x 2.31m )  
Quartz Work Surfaces, Space for Washing Machine, Built-in Bosch Dishwasher, Built-in Neff Oven and Grill with Extractor Fan, Belfast Sink and Extendable Mixer Tap, Double Glazed Window Rear Aspect, Potterton Super Prima Gas Central Heating, Hive, Space for Fridge/Freezer, Utility Space, Laminate Flooring, Cupboards at Eye and Base Level, Under Strip LED Lighting, Heat Sensor Alarm.

**Family Room**  
14'2 x 21'5 (4.32m x 6.53m )  
Laminate Flooring, Slimline Roof Lantern, Velux Window to Rear Aspect, High Ceiling, Dado Rail and Panelling, Double-Glazed Window, 2 x Double Panel Radiator, Spot Lighting, Door with Security Glass to Rear Garden.

**Landing**  
2'11 x 7'8 (0.89m x 2.34m )  
Doors to all rooms, Double-Glazed Window, Loft Access, Airing Cupboard, Smoke Alarm.

**Bedroom One**  
9'3 x 10'9 (2.82m x 3.28m )  
Single Panel Radiator, Double Glazed Window to Rear Aspect, Coved Ceiling.

**Bedroom Two**  
10'4 x 8'0 (3.15m x 2.44m)  
Laminate Flooring, Single Panel Radiator, Double Glazed Window to Front Aspect, Coved Ceiling.

**Bedroom Three**  
6'11 x 7'11 (2.11m x 2.41m)  
Single Panel Radiator, Double Glazed Window to Rear Aspect, Coved Ceiling.

**Bedroom Four**  
6'2 x 7'9 (1.88m x 2.36m)  
Double Glazed Window to Front Aspect, Single Panel Radiator, Coved Ceiling, Fitted Wardrobe.

**Bathroom**  
7'6 x 5'0 (2.29m x 1.52m)  
Low Level W.C, Wash Basin with Hot and Cold Tap, Reclaimed Oak Flooring, Bath and Hot and Cold Taps and Power Shower Over, Dimmable Spot Lighting, Tiled Splash Back.

**Rear Garden**  
Patio Area, Laid to Lawn, Rear Gated Access, Flower Borders, Timber Fencing, Outside Tap, Outside Lighting, Side Gated Access with Security Light, Mature Trees and Shrubs.

**Front Garden**  
Laid to Lawn, Mature Trees and Shrubs, Flower Borders.

**Garage and Driveway**  
17'8 x 7'11 (5.38m x 2.41m)  
Power and Lighting, Metal Up-and-Over Door, Side Door and Windows, Storage Above, Security Light.

**Local Information**  
Walkern village is situated two miles from Stevenage 10 minutes drive to Stevenage Railway Station and A1(M), and this property is situated close to open countryside. Walkern Primary School is 50 meters away.

This property is located close to two bus stops., operated by the 384 bus, which travels between Stevenage Bus Station and Hertford Bus Station via Benington, Whempstead, Dane End, Tonwell, and Ware.

The village has several shops, including a convenience store, a hair and beauty salon, a shop that features home style products, a tea shop, a drum shop, a petrol station and Walkern Gallery near the White Lion public house.



### Directions

Band E



FLOOR PLAN



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

