

# Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

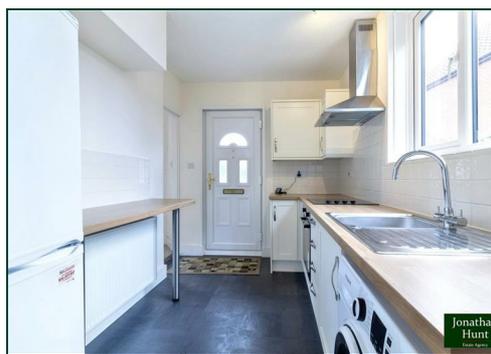
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**164 High Street, Walkern, Stevenage, SG2 7NU**

**O.I.R.O £385,000**

A characterful three-bedroom Victorian semi-detached cottage, offered chain free and with plenty of future potential. Set behind a generous frontage with off-street parking and a single garage en-bloc, the property blends period charm with everyday practicality. Inside, the layout includes a modern kitchen, a ground floor WC and bathroom, and a cosy lounge with a feature fireplace. Upstairs, three comfortable bedrooms are served by a well-appointed family bathroom. The private side and rear gardens provide a peaceful outdoor space, while a separate storage room offers scope for conversion or extension into the main house, subject to planning. The property would benefit from some cosmetic updating, giving buyers a blank canvas to put their own stamp on it. Conveniently located close to the village shop, local pubs and day-to-day amenities, it is a spacious period home with good convenience, room to evolve, and a vendor open to offers

Buntingford Branch - Company No. 10303541 VAT No. 10303541

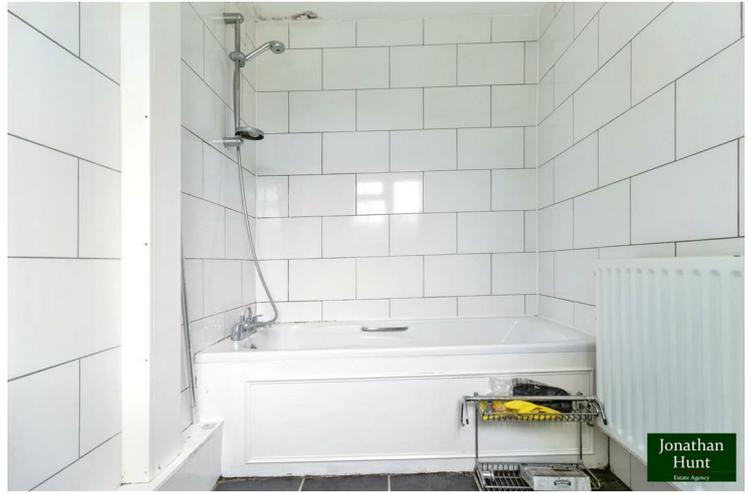
Ware Branch - Company No. 4759215 VAT No. 700174975

**164 High Street, Walkern, Stevenage, SG2 7NU**

**KITCHEN 12'6" x 7'0" (3.83 x 2.14)**



**BATHROOM 7'8" x 5'5" (2.36 x 1.66)**



**LOUNGE 13'7" x 10'3" (4.16 x 3.14)**



**PRINCIPAL BEDROOM 10'5" x 10'1" (3.18 x 3.09)**



**WC**



**BEDROOM TWO 12'8" x 7'4" (3.88 x 2.24)**



**BEDROOM THREE 7'8" x 7'0" (2.35 x 2.15)**

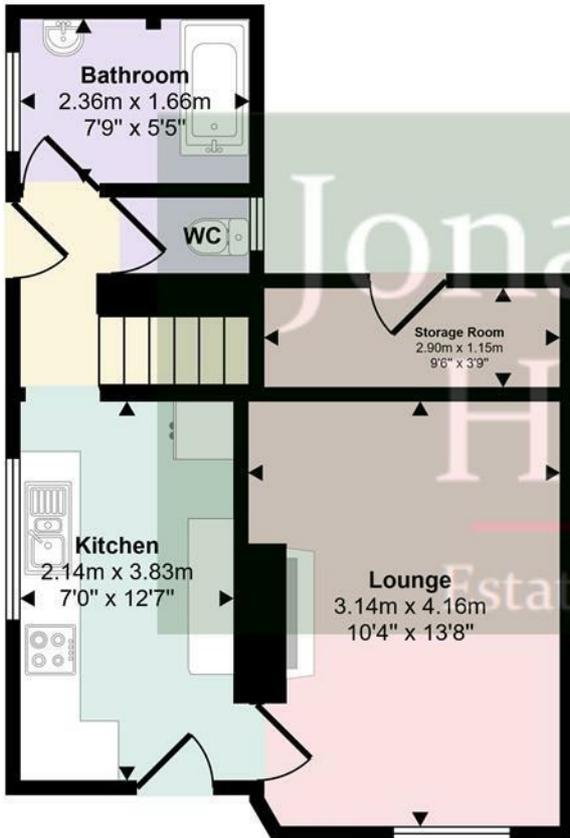
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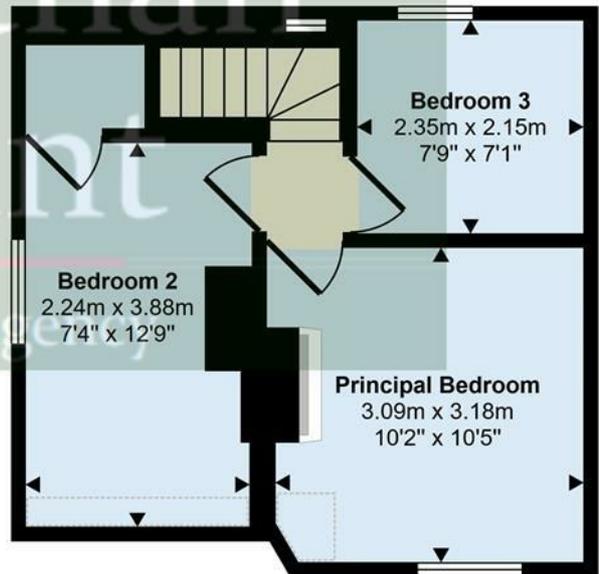
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		39	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area  
65 sq m / 697 sq ft



Ground Floor  
Approx 35 sq m / 374 sq ft



First Floor  
Approx 30 sq m / 322 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.