



PRESTIGE & VILLAGE

UK's finest properties

SPRINGFIELDS, STEVENAGE ROAD,

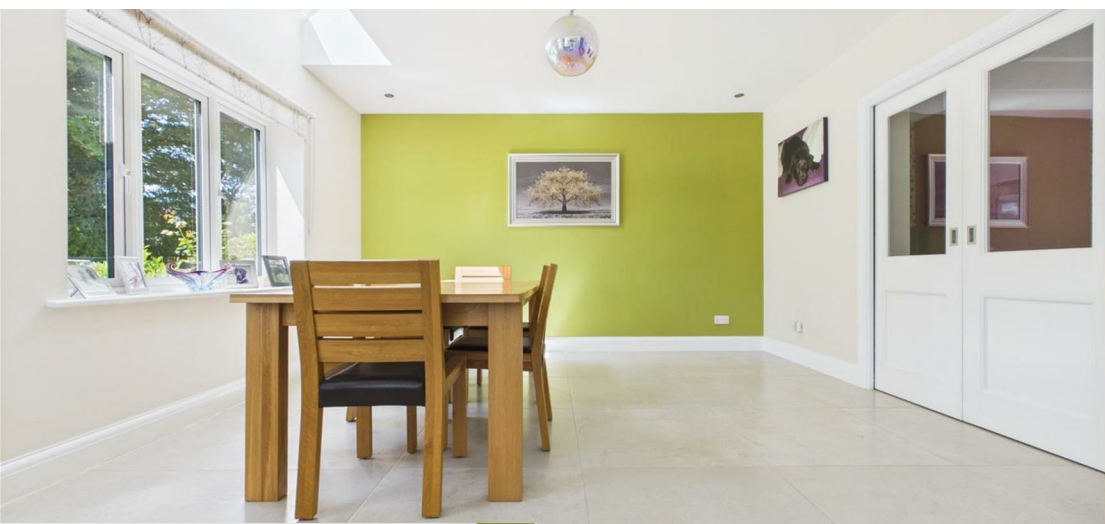


Prestige and Village are Overjoyed to offer this WONDERFUL OPPORTUNITY to Acquire this CHARMING FOUR Bedroom 1930's COUNTRY HOME (which was a former Butchers Shop) with Views over COUNTRYISIDE, OFFERING GARAGE/WORKSHOP and DRIVEWAY FOR TWO CARS. Located in the Village of Walkern, moments walk to the High Street sitting on a Generous Plot. Features include FITTED 27ft Kitchen and Dining Area, STYLISH CONSERVATORY with BAR AREA, Downstairs Shower Room, SPACIOUS LOUNGE with Bay Window, Utility Room & Boot Room, FOUR DOUBLE BEDROOMS with PRINCIPLE BEDROOM with Dressing Area and Fitted Ensuite, Family Bathroom, MAGNIFICENT Mature Rear Garden with Entertaining Area, NO ONWARD CHAIN, VIEWING HIGHLY SUGGESTED.





- Wonderful Opportunity to Acquire this Charming Four Bedroom 1930's Country Home
- Views Over Open Countryside
- Located in the Village of Walkern, moments walk to the High Street
- 27ft Fitted Kitchen/Diner with Quartz Worksurfaces
- Style Conservatory with Bar Area
- Downstairs Shower Room
- Spacious Lounge Area with Bay Window
- Utility Room and Boot Room
- Three Double Bedrooms and Principle Bedroom with Ensuite and Dressing Area
- OFFERED CHAIN FREE





ENTRANCE PORCHWAY

3'6 x 5'2 (1.07m x 1.57m)

Door to Front Aspect Tiled Ceramic Flooring, LED Spot Lighting, Door to Open Plan Kitchen and Dining Area. Smoke Alarm, 2 x Double Glazed Window to Front Aspect.

OPEN PLAN FITTED KITCHEN AND DINING AREA

27'9 x 13'8 (8.46m x 4.17m)

Quartz Work Surfaces and Upstands, Smoke Alarm, 2 x Double Glazed Window to Front Aspect, LED Spot Lighting, Cupboards at Eye and Base Level, LED Strip Lighting, Built in Neff Dish Washer, Double Pocket Doors Opening to Lounge Area, Induction Hob and Extractor Fan, Built in Neff Hide and Slide Oven and Fridge/Freezer, Combination Microwave/Oven, Built in Fridge/Freezer, 2 x Velux Window to Front Aspect, Breakfast Bar, Ceramic Tiled Flooring, Water Softener, Undercounter Fridge,

INNER LOBBY

20'2 x 5'8 (6.15m x 1.73m)

Solid Oak Flooring, Single Panel Radiator, Door to Side Aspect, Stairs 1st Floor Landing, Consumer Unit.

LOUNGE AREA WITH BAY WINDOW AND WOOD BURNER

13'6 x 14'9 (4.11m x 4.50m)

1930's Styled Ceiling, Bay Window to Rear Aspect, Wood Burner with Stone Hearth, Smoke Alarm.

DOWNSTAIRS SHOWER ROOM

5'2 x 6'5 (1.57m x 1.96m)

Tiled Flooring, Shower Cubicle and Mains Shower, Wash Basin with Mixer Tap, LED Spot Lighting, Tiled Surround, Low Level W.C, Heated Towel Rail, Extractor Fan, Shaver Point.

UTILITY ROOM

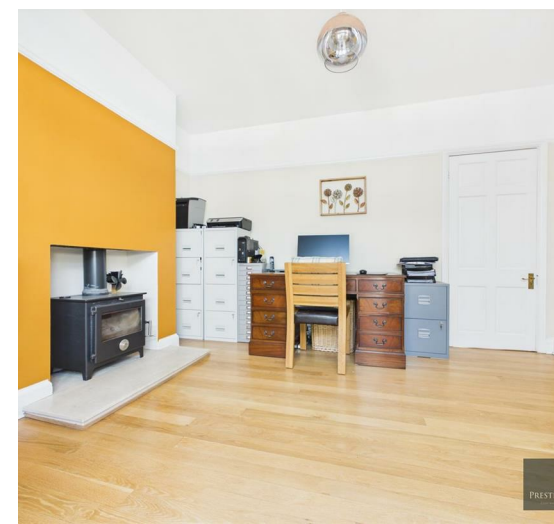
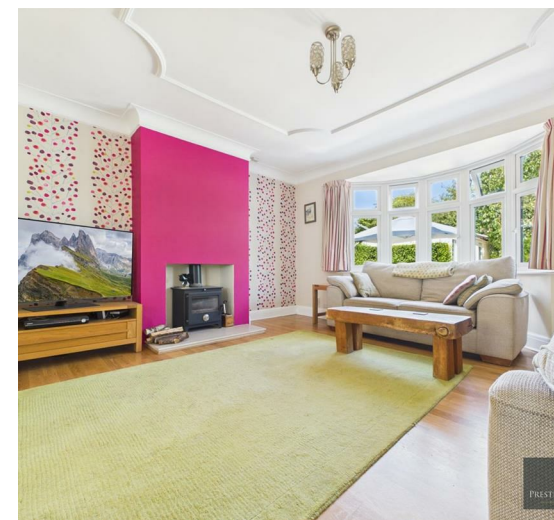
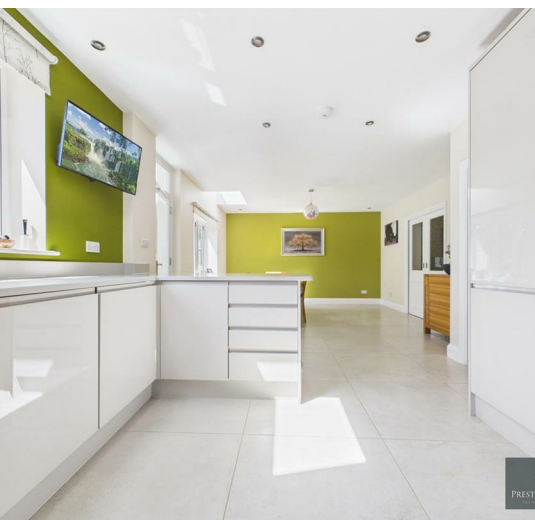
8'7 x 6'5 (2.62m x 1.96m)

Roll Top Work Surfaces, Cupboards at Eye and Base Level, Worcester Bosch Boiler, Single Panel Radiator, Double Glazed Window to Side Aspect, Stainless Steel Sink and Mixer Tap, Tiled Flooring, Extractor Fan, Space for Washing Machine.

BOOT ROOM

8'6 x 5'9 (2.59m x 1.75m)

Tiled Flooring, Double Glazed Window to Rear Aspect, Smoke Alarm, Mega Flow Tank.



DOWNSTAIRS OFFICE

10'3 x 12'10 (3.12m x 3.91m)

Solid Oak Flooring, Wood Burner, Double Doors Opening to Conservatory,

STYLISH CONSERVATORY WITH BAR AREA

10'5 x 12'2 (3.18m x 3.71m)

Wood Flooring, Bar Area with Reclaimed Oak Bar Top, Power and Lighting, Double Doors Opening to Garden.

FITTED FAMILY BATHROOM

5'4 x 11'11 (1.63m x 3.63m)

Tiled Flooring, Shower Cubicle with Mains Shower, LED Spot Lighting, Wash Basin with Mixer Tap and Vanity Cupboard, Fully Tiled, Double Glazed Window to Front Aspect, Extractor Fan, Bath with Mixer Tap and Shower Attachment.

BEDROOM FOUR

10'6 x 11'9 (3.20m x 3.58m)

Single Panel Radiator, Double Glazed Window to Rear Aspect, Picture Rail, Built in Wardrobes.

BEDROOM THREE / GYM AREA

11'11 x 14'11 (3.63m x 4.55m)

Exposed Brick Wall, Columned Radiator, Smoke Alarm.

BEDROOM TWO

13'6 x 14'10 (4.11m x 4.52m)

Picture Rail, Double Glazed Window to Rear Aspect, Exposed Brick Fire Place which is currently a feature.

2ND FLOOR LANDING

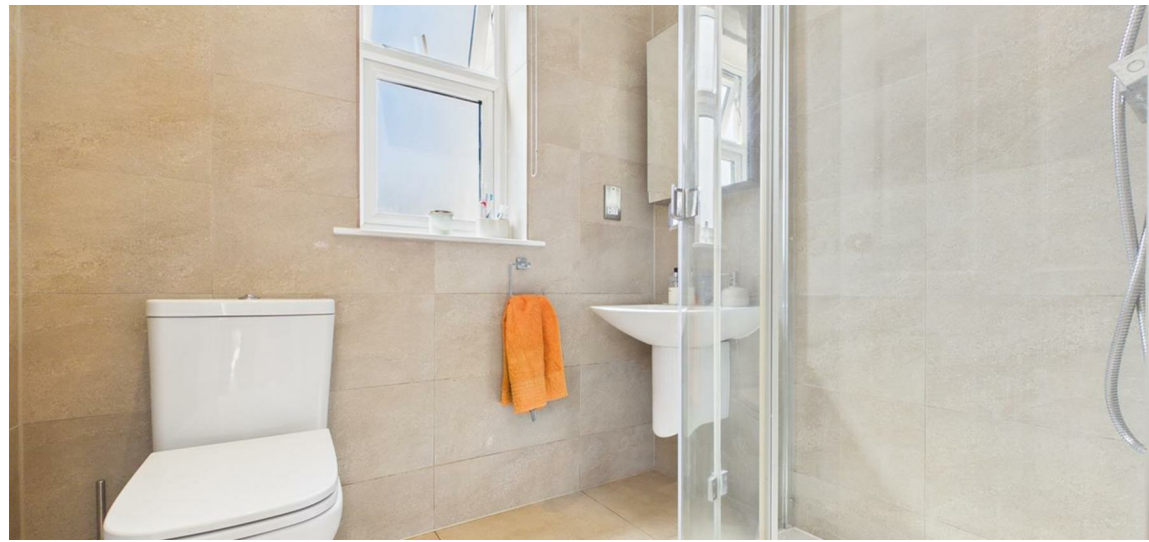
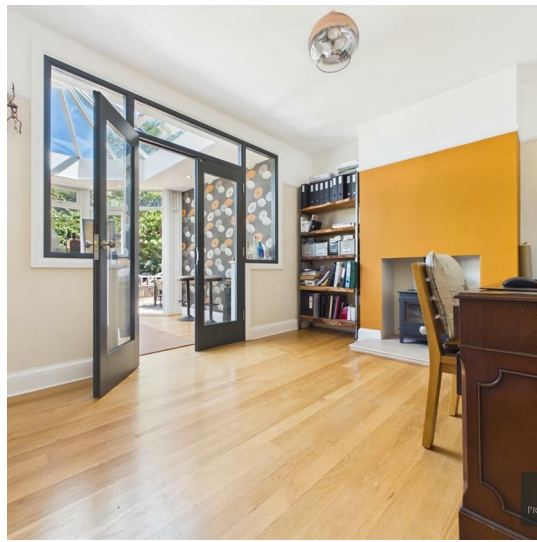
2'9 x 3'0 (0.84m x 0.91m)

Leading to Principle Bedroom, Dressing Room and Ensuite.

SPACIOUS 1ST FLOOR LANDING

8'3 x 12'7 (2.51m x 3.84m)

Doors to all rooms, Single Panel Radiator.





**PRINCIPLE BEDROOM,
DRESSING ROOM AND ENSUITE**
15'0 x 15'6 (4.57m x 4.72m)
2 x Bay Window to Front Aspect, Door to
Ensuite, Leading to Dressing Area, Fitted
Wardrobes,

Dressing Area - 6'2 x 12'8

Ensuite - 5'1 x 12'9 Low Level W.C, Twin
Basins with Mixer Tap, Tiled Flooring,
Velux Window to Rear Aspect, Heated
Towel Rail, Extractor Fan, Shaver Point,
LED Spot Lighting, Double Shower
Cubicle Shower.

**MATURE REAR GARDEN WITH
ENTERTAINING AREA**

Indian Sandstone Patio Area, Railway
Sleepers, Raised Decking Area ideal for
Entertaining, Door to Garage/Workshop,
Pergola, Side Gated Access, Laid to Lawn,
Mature Trees and Shrubs.

GARAGE/WORKSHOP

20'4 x 9'9 (6.20m x 2.97m)
Situated in the Garden, Door to Side
Aspect, Power and Lighting.

DRIVEWAY FOR TWO CARS

Block Paved Driveway for Two Cars, Front
Area which is laid with York stone Paving
and Mature Trees.

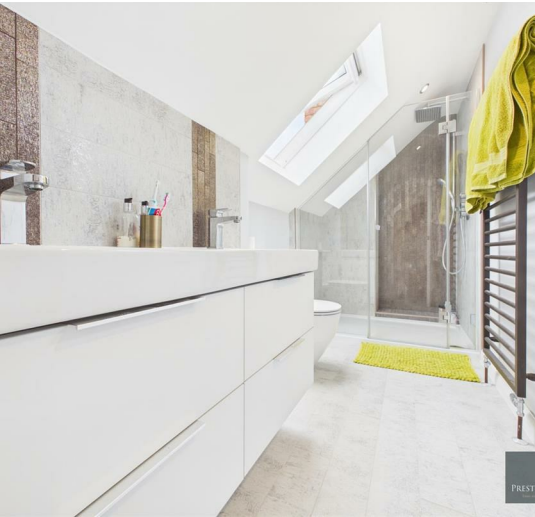
LOCAL INFORMATION

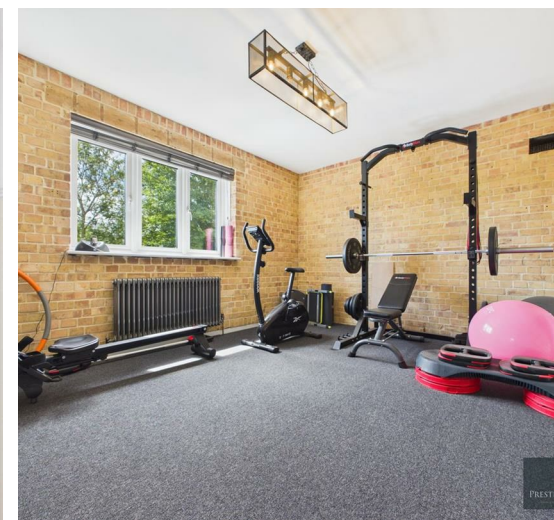
Walkern village is situated two miles from
Stevenage and this property is situated
close to open countryside, this property is
located close to two bus stops which is
operated by the 384 from Walkern which
routes from Stevenage Bus Station and
travels via Benington, Whempsted, Dane
End, Tonwell, Ware and finishes at
Hertford Bus Station.

The village has several shops, including a
convenience store, a hair and beauty
salon, a shop that features, a barber shop,
a dog groomers, two tea shop,, a petrol
station, the White Lion public house and
the village sports and social club



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Walkern village is situated two miles from Stevenage and this property is situated close to open countryside, this property is located close to two bus stops which is operated by the 384 from Walkern which routes from Stevenage Bus Station and travels via Benington, Whempsted, Dane End, Tonwell, Ware and finishes at Hertford Bus Station., there is also an on demand Lynk bus.

For Train links there are two options, Stevenage has links to London Kings Cross (around 25 minutes) and Watton at Stone which connect to London Liverpool Street.

The village has several shops, including a convenience store, a hair and beauty salon, a shop that features, a barber shop, a dog groomers, two tea shop,, a petrol station, the White Lion public house and the village sports and social club.

The village offer Walkern Primary School, and for secondary schools the village falls in the catchment of Buntingford Schools.

Train links - In addition to the bus you've mentioned, there's the on demand Lynx bus. Could it also be mentioned about proximity of train stations - Stevenage with trains into Kings cross in 25 minutes and also trains from Watton-at-Stone?



Band F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A			
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
A			
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			



Approximate total area⁽¹⁾

2357 ft²

219.1 m²

Reduced headroom

81 ft²

7.5 m²

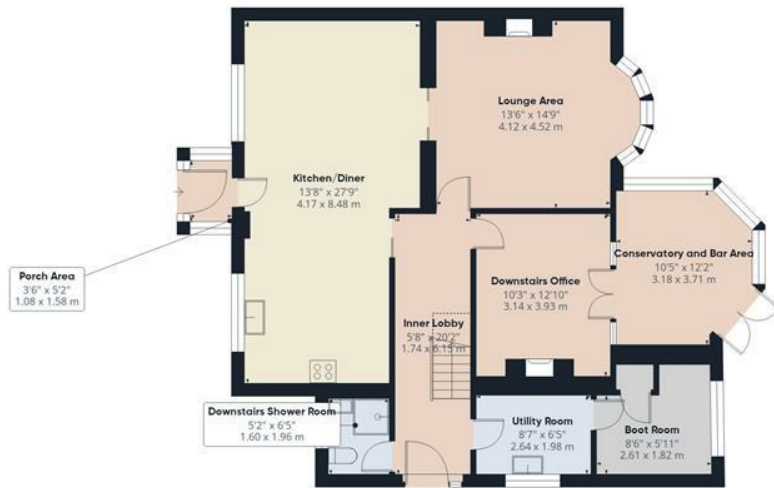
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

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.



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