

Agent Hybrid High Street | Walkern SG2 7NX





ACCOMMODATION & DIMENSIONS

- Lounge 15'10 into bay x 12'2
- Lobby Area 9'1 x 8'0
- Dining Room 14'8 x 11'9 into bay
- Kitchen 11'7 x 9'7 & Lean to 9'7 x 3'8
- Reception Room 9'10 x 14'9
- Sitting Room 12'9 x 15'0 into bay
- Master Bedroom 14'0 x 12'9 into bay
- En-Suite Bathroom 11'6 x 10'0
- Bedroom 2: 14'5 into bay x 1'5
- Bedroom 3: 12'5 x 11'6
- Bathroom & Separate WC
- Workshop 15'10 x 9'6 & Store 9'9 x 6'8
- Garage 14'0 x 9'10

Agent Hybrid welcomes to the market, a CHAIN FREE, deceptively spacious, and modernised, Three Bedroom Semi Detached Home with parking, located in the heart of the sought after and quiet village of Walkern. Estimated to be built in circa 1865, the property was formerly three cottages and later believed to be a shop in later years. The village offers local amenities, a highly regarded school and is within close proximity to Stevenage, whilst also providing easy access to Buntingford and other nearby villages.



The property has been extended to the rear, is a true definition of a Tardis and benefits from a 140ft rear garden. Accommodation briefly comprises of; a front door opening into a spacious, bay fronted Lounge, featuring stone flooring and a beautiful open brick fireplace, with log burner. The lounge openly flows into a lobby area, where double doors open to a large dining room, with a bay to the side and a further door leading to a rear facing kitchen. The kitchen also has stone flooring and is fitted in cottage style shaker units, with Granite work surfaces and features a butler sink and a wide opening extractor hood with space for a range cooker underneath. A side door leads out to a Lean To/Boot Room and in turn out to the rear garden. A further door from the inner lobby leads into another reception room, featuring attractive parquet flooring, original beams to one wall and French doors to the rear garden. This area may be best served as a home office area or playroom. Furthermore, you will find an additional Reception/Sitting Room, with matching bay window facing





the front aspect and another beautiful fireplace with log burner. Stairs from the second reception room lead up to the first-floor landing, where you will find an original open, ornate balustrade and doors leading to a Separate WC, Bathroom featuring a roll top bath and a generous sized second and third bedroom. Furthermore, you will find the Master Bedroom, featuring a bay window to the side and a Huge En-Suite Bathroom. Externally, the property benefits from a Huge 140ft Rear Garden, offering an array of mature flower and shrub borders. There is also a patio seating area and large lawn, an original barn style workshop, a detached single garage and a block paved parking area, accessed via private double barn gates at the side. Viewing comes highly recommended to realise the full potential.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only 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.

EPC TO FOLLOW

Agent Hybrid

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