

# Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

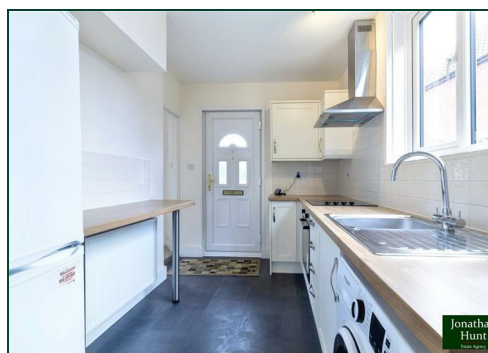
Tel: 01920 411090

8 High Street Buntingford SG9 9AG

Tel: 01763 272727

info@jonathan-hunt.co.uk

www.jonathanhunt.co.uk



**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 full of future potential. Set behind a generous frontage with off-street parking and a single garage en-bloc, the property combines timeless charm with everyday practicality. Inside, the layout includes a modern kitchen, ground floor WC and bathroom, and a cosy lounge centred around a feature fireplace. Upstairs, three comfortable bedrooms are served by a well-appointed family bathroom. The private side and rear gardens offer a peaceful outdoor retreat, while a separate storage room provides exciting scope for conversion or extension into the main house (subject to planning). Ideally located within close reach of the village shop, local pubs, and everyday amenities, this is a spacious period home with excellent convenience and room to evolve.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

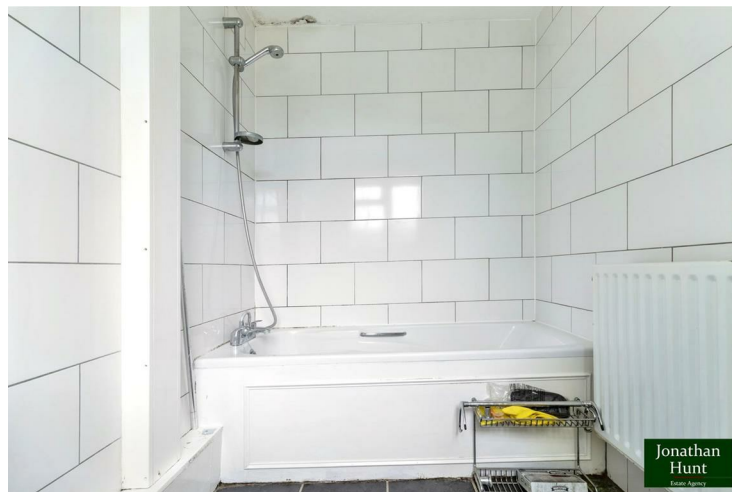


# 164 High Street, Walkern, Stevenage, SG2 7NU

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



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



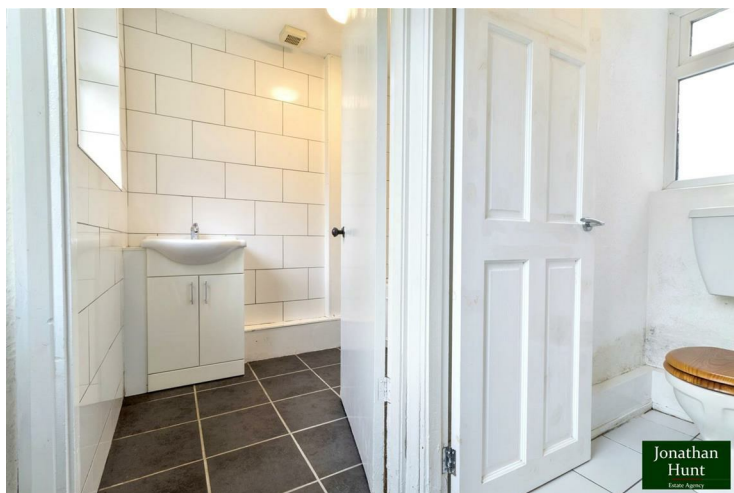
**LOUNGE 13'7" x 10'3" (4.16 x 3.14)**



**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)**

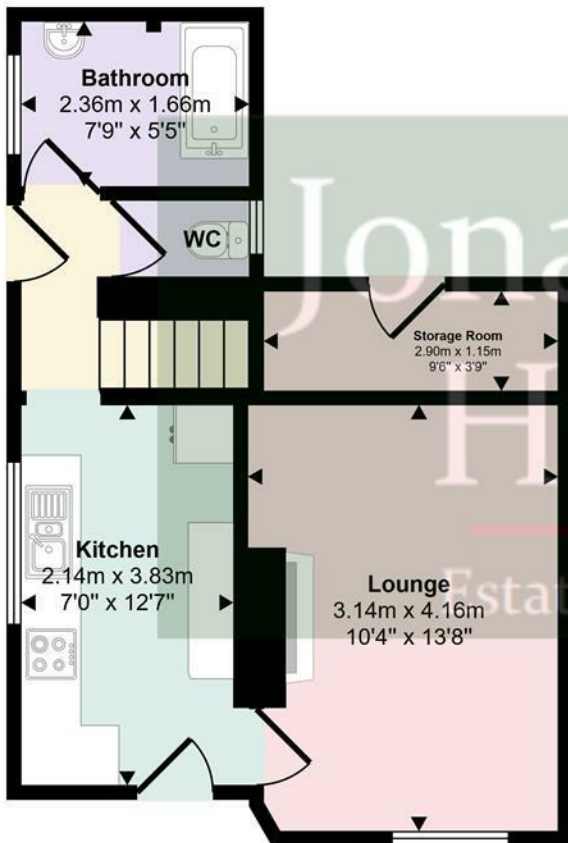
164 High Street, Walkern, Stevenage, SG2 7NU



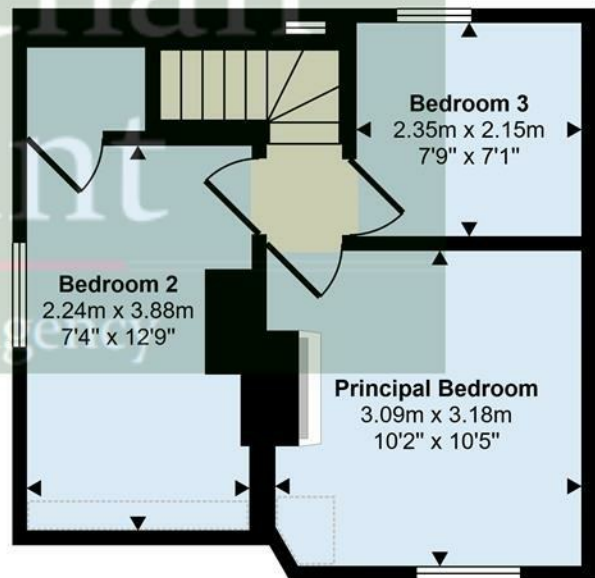
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		39	100+
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

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.