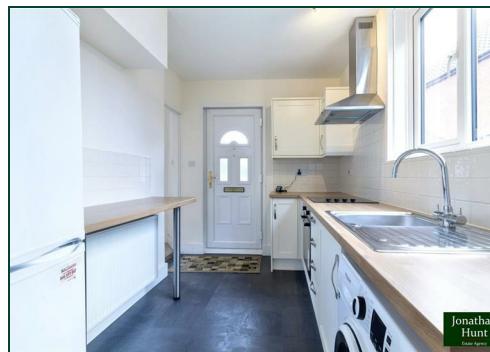


# Jonathan Hunt

ESTATE AGENCY

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

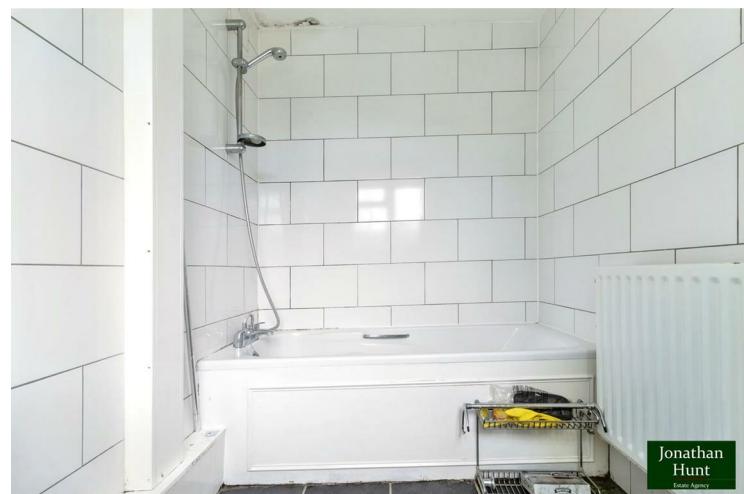
**O.I.R.O £385,000**

A characterful three-bedroom Victorian semi-detached cottage, offered chain-free and 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.

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



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



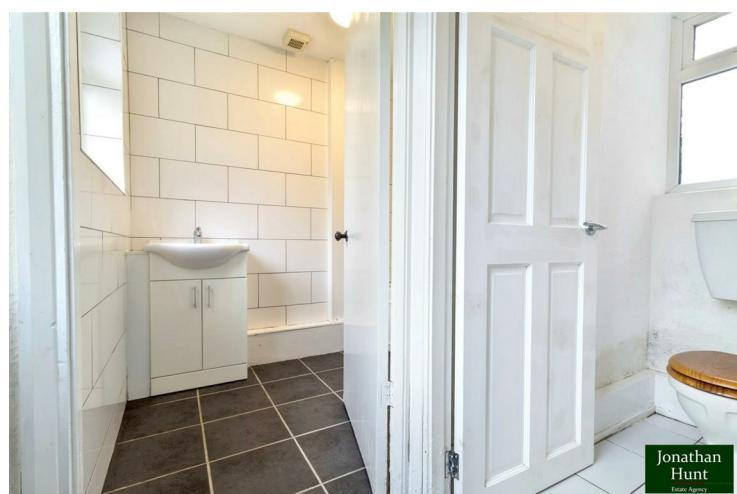
**LOUNGE 13'7" x 10'3" (4.16 x 3.14)**



**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)**



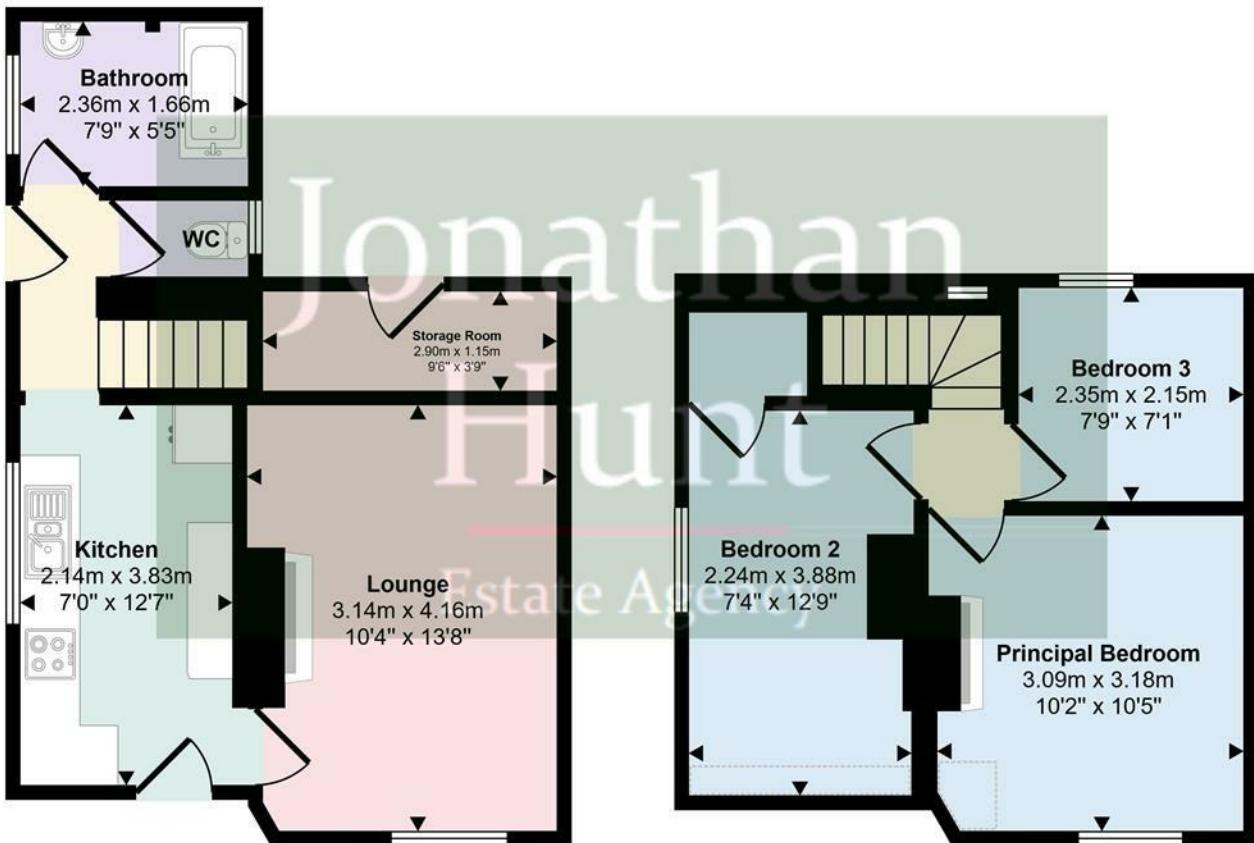
**BEDROOM THREE 7'8" x 7'0" (2.35 x 2.15)**



Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(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
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



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.