

Jonathan Hunt

ESTATE AGENCY

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17 Moors Ley, Walkern, Herts, SG2 7NG

Asking Price £490,000

17 Moors Ley, Walkern, Herts, SG2 7NG

A Bright and Versatile Family Home with Expansive Garden & large Workshop.

Tucked away in a quiet no-through road just moments from the village centre, this spacious three-bedroom semi-detached home combines modern comfort with exceptional versatility.

Step inside to a welcoming entrance hall that opens into a cosy lounge with a charming open fire, setting the tone for warm family living. A recently upgraded, well-equipped kitchen and luxury family bathroom offer stylish convenience, complemented by a refitted downstairs cloakroom/WC and separate utility room. Each of the three bedrooms is generously proportioned, while an additional reception area provides flexible space ideal for a study, guest suite, or playroom. Outside, the property enjoys a good-sized rear garden and an impressive double gworkshop—perfect for motorcycle enthusiasts, home-based professionals, or as a potential conversion project (STPP).

A superb opportunity to secure a bright, welcoming home with room to grow, in a desirable and well-connected location.



HALLWAY 8'5" x 5'8" (2.58 x 1.74)

LOUNGE 17'8" x 11'3" (5.39 x 3.45)

KITCHEN 13'9" x 11'6" (4.2 x 3.53)

CONSERVATORY 17'11" x 9'0" (5.48 x 2.75)

UTILITY ROOM 8'10" x 4'8" (2.7 x 1.43)

STUDY 12'5" x 6'0" (3.8 x 1.85)

GROUND FLOOR W/C 8'2" x 2'5" (2.51 x 0.75)

PRINCIPAL BEDROOM 12'2" x 11'1" (3.71 x 3.39)

BEDROOM TWO 11'3" x 9'7" (3.45 x 2.93)

BEDROOM THREE 8'2" x 7'4" (2.51 x 2.25)

SHOWER ROOM 5'8" x 4'6" (1.75 x 1.38)

GARAGE/WORKSHOP 24'10" x 19'10" (7.58 x 6.06)



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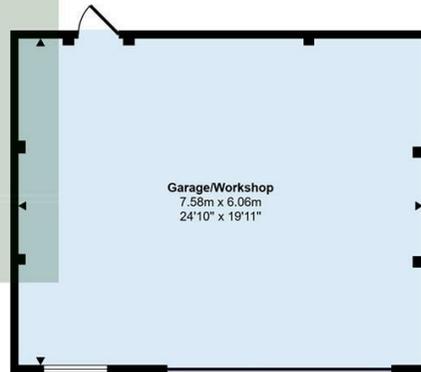
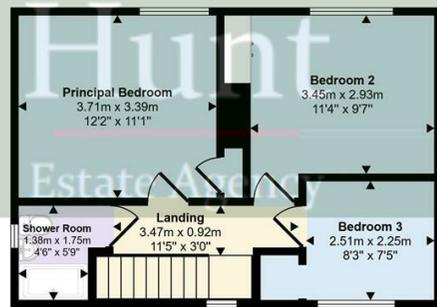
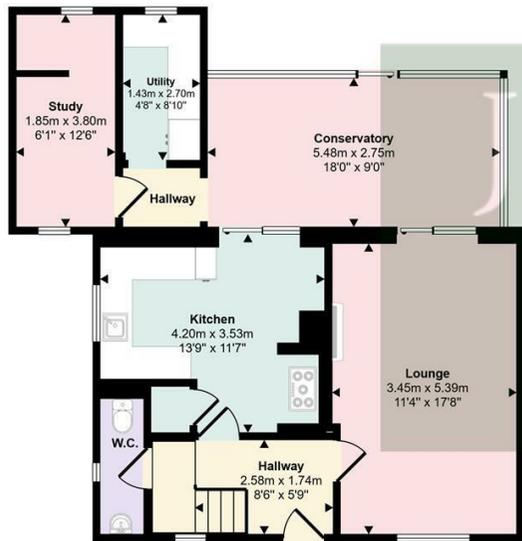
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Approx Gross Internal Area
160 sq m / 1722 sq ft



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.



| Energy Efficiency Rating | | Current | Potential |
|---|--------------------|-------------------------|-----------|
| 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 | | | |
| | | 65 | 71 |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |