



The Maltings,
Walkern, Hertfordshire SG2 7NB



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£336,995

An attractive two bedroom three storey end of terrace cottage forming part of the Wrights Brewery conversion within this popular village.

Situated in the sought after village of Walkern and converted from a former brewery, a deceptively spacious end of row character cottage with an immaculate arrangement of accommodation over three floors. Further benefits include a landscaped private garden and allocated parking. The property forms part of the former Wright's Brewery converted in the 1980's to form a select development of character homes behind a gravelled courtyard.

The property benefits further from UPVC double glazing and gas fired central heating. In addition the current owners have recently re-fitted the bathroom. The accommodation comprises; front door entering the property at first floor with a generous lounge with a staircase leading to a ground floor dining room and fitted kitchen with two double bedrooms to the second floor and a refitted bathroom. Viewing recommended.

WALKERN

Walkern is a select and pretty village set through country lanes approximately four miles from the nearest train station in Stevenage which has fast regular trains to London Kings Cross (approx 23 minutes). Within the village there are local shops including a convenience store, pubs, restaurants and a highly regarded infant/junior school which has an OFSTED rating of "Good".

THE ACCOMMODATION COMPRISES

Part-glazed hardwood front door opening to:

ENTRANCE HALL

With coat hanging space, single panel radiator, stairs rising to the second floor and door to:

LOUNGE

6.25m x 4.01m (20'6 x 13'2)

A most comfortable room with measurements including the staircase leading down to the ground floor with a feature fire place with attractive wooden surround and black granite hearth with a cast iron electric flame effect stove, triple aspect double glazed windows to both the front, rear and side elevations, t.v and telephone points and two double panel radiators.

DINING ROOM

3.81m x 2.90m (12'6 x 9'6)

Situated on the ground floor is a generous dining room with an attractive tiled floor, useful under stairs storage cupboard, double panel radiator and double glazed window to the rear

elevation and door to:

KITCHEN

3.78m x 2.06m (12'5 x 6'9)

Fitted with a comprehensive range of cream shaker style base and eye level units complemented by butchers block wooden effect rolled edge worksurfaces with an inset 1½ bowl stainless steel sink unit with mixer tap. Space and plumbing for washing machine and tumble dryer with an integrated dishwasher and a built in stainless steel oven with a separate stainless steel four ring gas hob, stainless steel splashback and extractor canopy above. Space for fridge freezer, wall mounted gas fired boiler, complementary ceramic tiled surrounds and continuation of ceramic tiled floor, double glazed window to the front elevation.

SECOND FLOOR LANDING

Access to part boarded loft space and doors to:

BEDROOM ONE

4.17m x 2.44m (13'8 x 8'0)

Measurements taken into a useful wardrobe recess with a deep fitted wardrobe to the side with shelf and hanging rail, radiator and double glazed window to the front elevation.

BATHROOM

2.21m x 1.55m (7'3 x 5'1)

Re-fitted with a modern white three piece suite comprising a panelled bath with central filler with chrome wall mounted taps above, dual valve rain shower over the bath with fitted screen, low level w.c with push button flush and a pedestal hand wash basin with mixer tap. Natural stone effect fully tiled walls with travertine mosaic border tile and natural stone effect tiled floor. Extractor fan, downlighters, Velux sun tunnel providing natural light to the bathroom and chrome heated towel rail

BEDROOM TWO

4.14m x 2.26m (13'7 x 7'5)

A generous second bedroom with double panel radiator and double glazed window to the rear elevation with distant views to countryside.

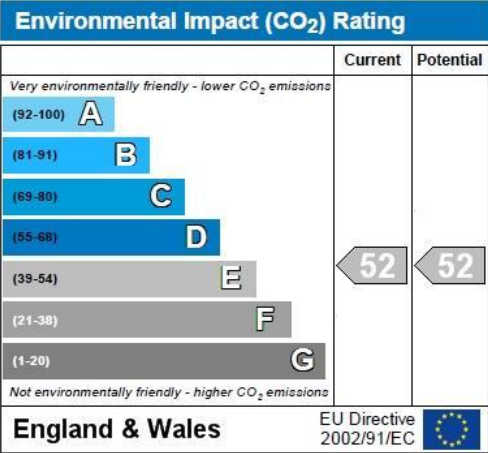
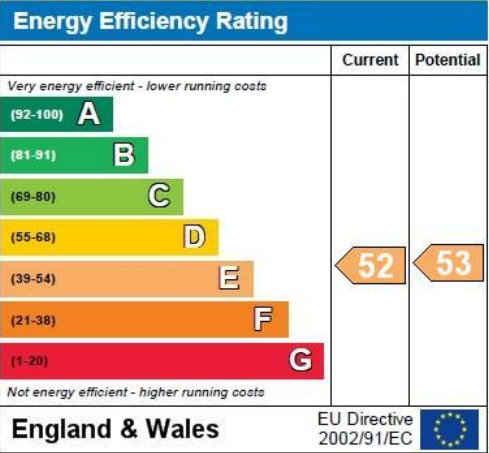
OUTSIDE FRONT

The property is situated behind a gravel courtyard providing allocated parking space with pathway leading to front door with steps leading to ground level garden.

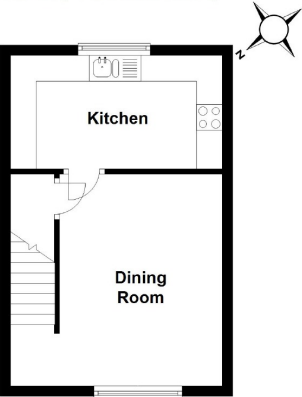
GARDEN

Situated to the side of the property, an attractive south facing courtyard style garden area with limestone paved terrace surrounded by curved retaining brick wall with a number of mature shrubs and borders with useful large wooden summer house.

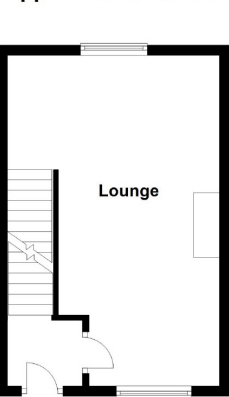




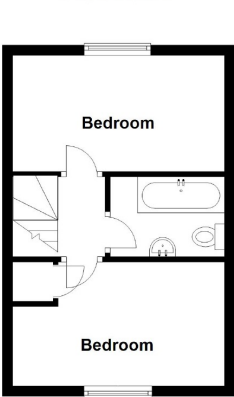
Lower Ground Floor



Upper Ground Floor



First Floor





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