



PUTTERILLS

EST. 1992

66 High Street, Walkern SG2 7PG

**Offers in excess of £500,000**

## FANTASTIC DEVELOPMENT OPPORTUNITY - "BEST AND FINAL UNCONDITIONAL OFFERS IN WRITING" BY 12 NOON ON MONDAY 6TH AUGUST 2018.

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A rare opportunity to purchase a fantastic development/refurbishment project within the centre of this highly sought-after Hertfordshire Village. The site has approximately half an acre and includes a semi-derelict Victorian three bedroom detached property, gable end to the Village High Street with side gated vehicular access leading to a substantial brick and timber clad barn with adjoining outbuildings with a substantial rear garden/potential building plot extending some 400ft beyond. It is our belief that the site offers an excellent planning opportunity.

### 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, a renowned tea rooms, pubs, restaurants and a highly regarded infant/junior school which has an OFSTED rating of "Good".

### THREE BEDROOM DETACHED PROPERTY

Entrance door opening to:

#### RECEPTION HALLWAY

Stairs rising to the first floor. Doors to:

#### LOUNGE 3.80 x 3.67 (12'6" x 12'0")

Window to the front elevation.

#### DINING ROOM 3.65 x 3.40 (12'0" x 11'2")

Window to the side elevation.

#### INNER LOBBY 3.21 x 1.53 (10'6" x 5'0")

Window to the side elevation. Pantry with understairs cupboard. Door to:

#### KITCHEN 4.18 x 3.78 (13'9" x 12'5")

Door and window to the side of the property with a further door to:

#### STORE / UTILITY ROOM 3.09 x 2.99 (10'2" x 9'10")

WC to one corner.

#### FIRST FLOOR LANDING 4.66 x 1.80 (15'3" x 5'11")

Window to the side elevation. Doors to:

#### BEDROOM ONE 5.07 x 3.68 (16'8" x 12'1")

Two windows to the front elevation.

#### BEDROOM TWO 4.48 x 3.61 (14'8" x 11'10")

Windows to both the side and front elevations.

#### BEDROOM THREE 3.64 x 3.18 (11'11" x 10'5")

Window to the side elevation.

### AGENTS NOTE

We believe that whilst the property could be refurbished, there is also the opportunity to replace the existing dwelling with a new property forming part of a larger

development scheme (subject to the relevant planning permissions being obtained).

### OUTBUILDING

There is a substantial brick and timber constructed outbuilding linked to the property by further store room/stable.

### PARKING

Ample parking space between the gated access to the High Street and the detached barn/workshop.

### PLOT / GARDEN

The rear garden/potential building plot is in excess of 400ft in length from the rear of the barn/workshop backing onto and siding open countryside/farmland and it is our opinion that the side offers tremendous development opportunity (subject to the relevant planning permissions being obtained).

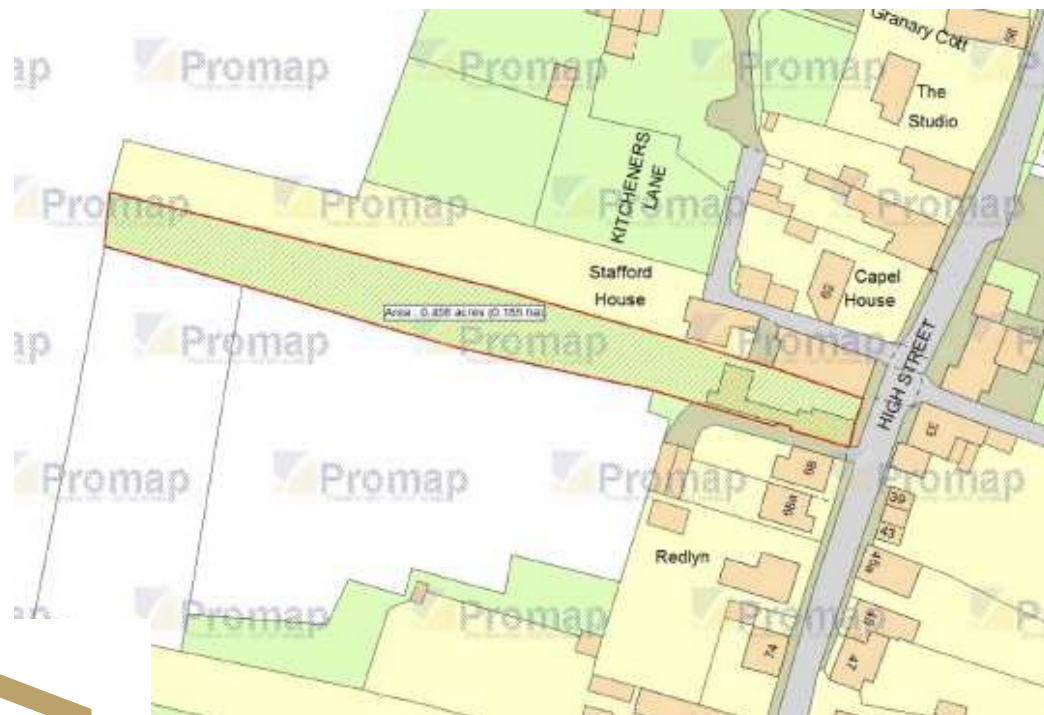
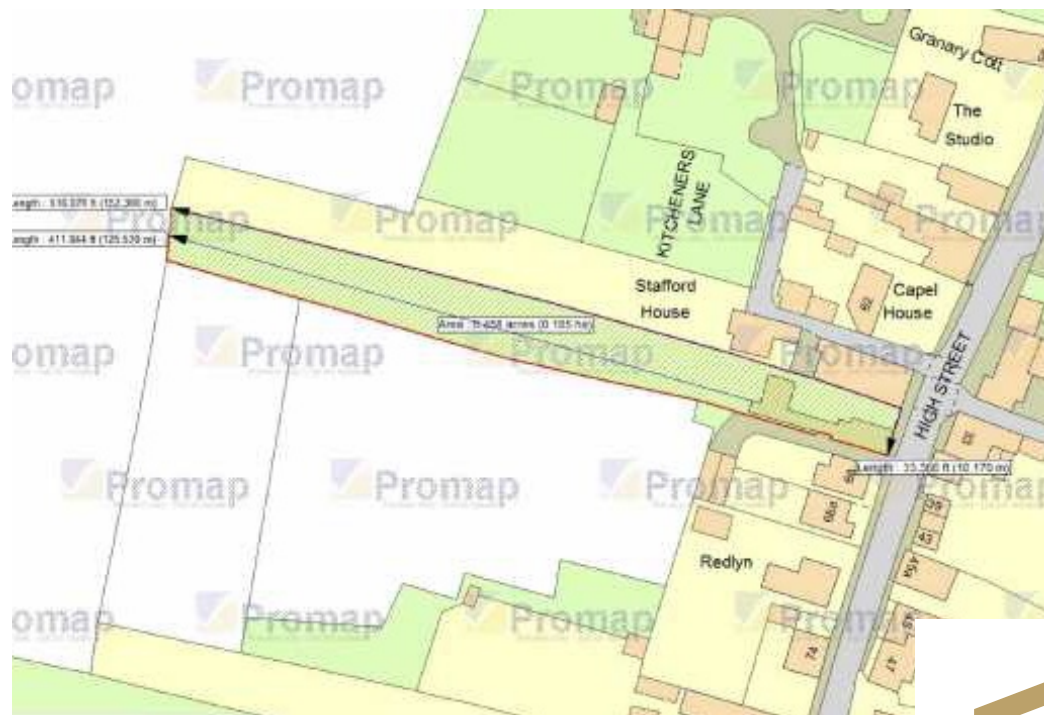
### AGENTS NOTE

Due to the condition of the main property, any potential applicant views at their own risk and caution is advised whilst attending internal inspection of the property.

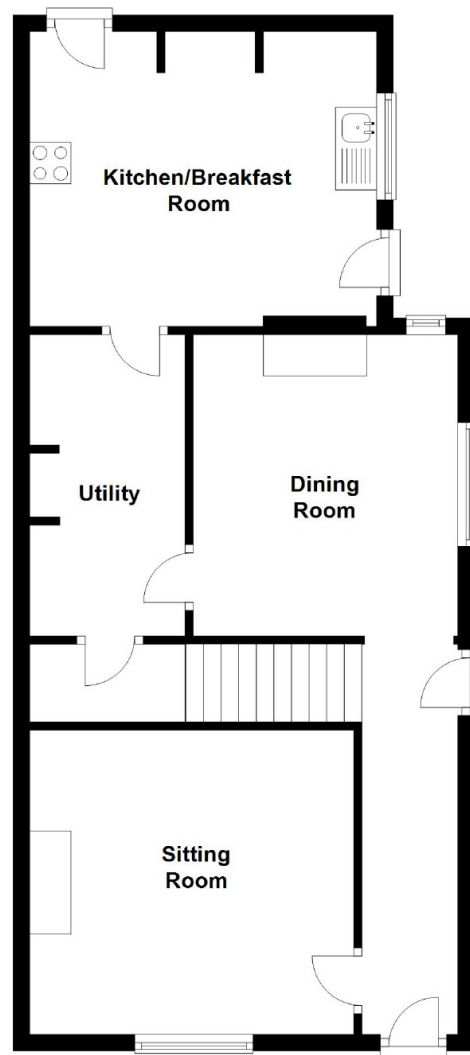




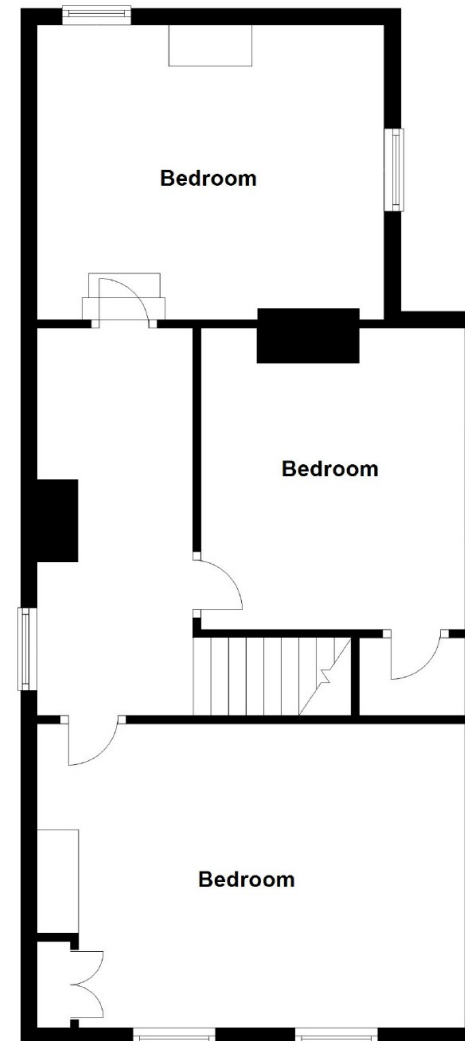




**Ground Floor**



**First Floor**



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