



PUTTERILLS

— est. 1992 —

34 Walkern Road, Old Town, Stevenage SG1 3RA
£324,995

ATTRACTIVE RED BRICK VICTORIAN TWO BEDROOM SEMI-DETACHED COTTAGE WITHIN THE HEART OF THE OLD TOWN.

A well presented, modernised two bedroom, semi-detached Victorian cottage conveniently situated in a well regarded Old Town turning within easy walking distance of the historic High Street. The property has been sympathetically modernised to include a modern fitted kitchen, ground floor shower room and first floor bathroom. Other benefits include gas fired central heating and UPVC double glazed windows. The accommodation comprises a spacious open-plan lounge/dining room, fitted kitchen, utility room, downstairs shower room, first floor landing leading to two generous double bedrooms with a refitted family bathroom leading from the master bedroom. In addition, there is a pleasant low maintenance rear garden with a private sunny southerly aspect. Viewing recommended.

LOCATION

Stevenage comprises both the New and Old Towns and is close to the A1M. The Historic High Street in the Old Town offers a good selection of shops, a Waitrose and Tesco Express supermarket, cafés/restaurants, public houses, public library, local Schools and a Lloyds Bank. There are more comprehensive shopping facilities in the nearby New Town with Schools, a Leisure Complex, Theatre and Arts Centre and Stevenage mainline train station with fast regular trains to London Kings Cross (23 mins)

THE ACCOMMODATION COMPRISES

Double glazed front door to:

LOUNGE / DINING ROOM 22'9" x 12'4" (6.93m x 3.76m)

Measurements include the staircase rising to the first floor. The original separate lounge and dining room have been combined to create a bright open-plan spacious room with measurements excluding a double glazed bay window to the front elevation, stylish cream natural stone fireplace with living flame gas fire. Stylish oak effect

flooring, meter cupboard, central heating thermostat, coat hanging space, downlighters, double and single panel radiator, Virgin Media point and Sky television cabling. Ample space for dining table, UPVC double glazed door to the rear garden with further part-glazed oak door to:

KITCHEN 7'10" x 7'10" (2.39m x 2.39m)

Fitted with a modern range of white high gloss base and eye level units complemented by wooden effect rolled edge work surfaces with an inset one and half bowl stainless steel sink unit and mixer tap, black tiled splashbacks complemented by polished porcelain tiled floor. Appliances include a built-in stainless steel oven with a separate four-ring electric hob with stainless steel extractor canopy over, thermostat for electric under-floor heating, double glazed window to the side elevation, part-glazed oak door to:

UTILITY ROOM 7'10" x 5'10" (2.39m x 1.78m)

Continuation of polished porcelain tiled floor, wooden effect work surface with space and

plumbing for washing machine and dishwasher below with further space for fridge/freezer, wall mounted gas fired combination boiler, double panelled radiator, under-floor electric heating and double glazed window to the side elevation, door to:

DOWNSTAIRS SHOWER ROOM 2.41 x 0.83 (7'11" x 2'9")

Fitted with a white three-piece suite comprising a low level wc with chrome push button flush, pedestal hand wash basin and walk-in shower cubicle with fitted chrome shower. White tiled surrounds with natural stone mosaic border tile, continuation of polished porcelain tiled floor with thermostatically controlled electric under-floor heating, downlighters, extractor fan and double glazed window to the rear elevation.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE 11'11" x 9'10" (3.63m x 3.00m)

Measurements exclude a useful shelved cupboard whilst include a built-in triple

wardrobe. A generous double bedroom with access to the loft space via retractable loft ladder with light, being part-boarded and insulated, TV aerial point, radiator, double glazed window to the rear elevation, door to:

BATHROOM 8'0" x 8'0" (2.44m x 2.44m)

A generous bathroom fitted with a modern white three-piece suite comprising a low level wc with chrome push button flush, pedestal hand wash basin with chrome mixer tap and a panelled bath with chrome mixer tap and hand-held mixer with fitted shower screen. Chrome heated towel rail, white tiled walls with natural stone mosaic border tile, polished porcelain tiled floor, double glazed window to the rear elevation.

BEDROOM TWO 12'6" x 10'5" (3.81m x 3.18m)

A further generous double bedroom with a radiator, TV point and double glazed window to the front elevation.

FRONT

A small front garden enclosed by wooden picket fencing with pathway extending to front door with gated access at the side of the property leading to the rear garden.

OUTSIDE

REAR GARDEN

A further feature of the property is the pleasant rear garden with a private southerly aspect with a terrace leading to a low maintenance artificial lawn flanked by well stocked shrub borders, pathway extending to wooden summerhouse at rear enclosed by wooden panelled fencing. Outside tap and light, gated access to the front.

TENURE, COUNCIL TAX AND EPC

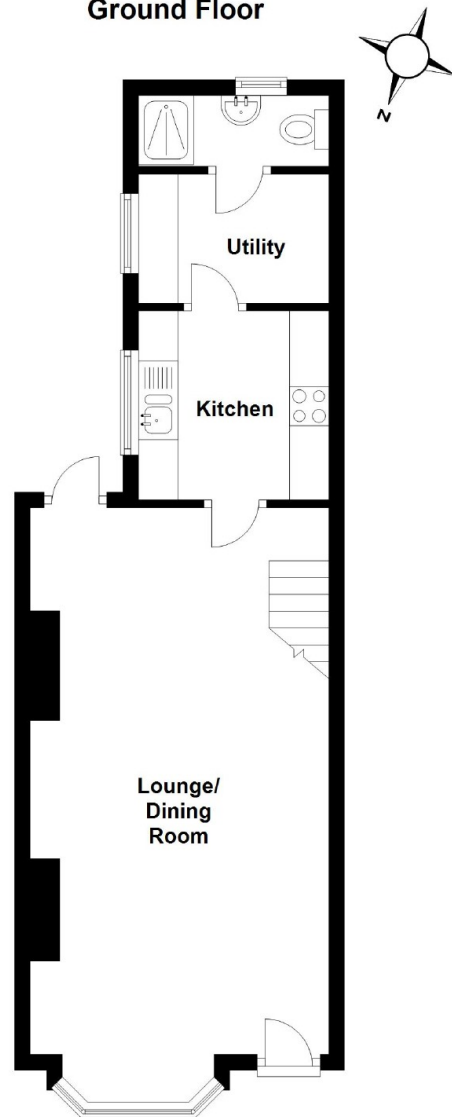
The Tenure of this property is FREEHOLD.
The Council Tax Band is "C" and the amount payable for the year 2018/19 is £1501.26.
The EPC Rating is: D.



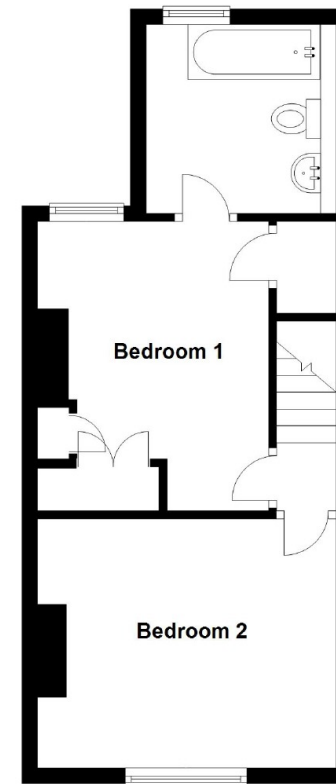




Ground Floor



First Floor



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