



## 2 bed terraced house to buy in

High Street, Walkern, Hertfordshire, SG2 7NU

**£260,000** Starting Bid

 x2  x1  x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ TWO BEDROOM CHARACTER
- ✓ 1109 SQ FT OF ACCOMMODATION
- ✓ TWO SPACIOUS DOUBLE
- ✓ TWO GENEROUS RECEPTION
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Poor

## Arrange a viewing

Thomas Jack Smith  
Branch Manager  
South East Auction

01634 565510  
southeast@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

• \*\*1109 SQ FT\*\*\* chain free

Greenhill Estates is thrilled to present this exceptionally spacious two-bedroom period cottage located in the highly sought-after village of Walkern. While the property requires some modernisation, it exudes character and offers tremendous potential for into a stunning home. Having already undergone a double-story extension, this cottage is larger than others in the row, providing excellent opportunities to reconfigure its layout.

Upon entering the ground floor, you'll find a generous living room featuring a beautiful exposed brick fireplace and original floorboards. A door leads to an additional large living space with another exposed fireplace and a raised area where the kitchen is currently situated, along with access to a downstairs bathroom. Upstairs, there are two spacious double bedrooms, with the rear bedroom featuring a large window that allows an abundance of natural light.

Although the property does not have a garden, it includes a substantial brick-built studio with a small greenhouse and two large spaces that could serve as a summer house or workspace.

This property offers significant potential to be transformed into a charming home full of character. Despite the absence of outdoor space, there are many appealing aspects, and an internal

Location: - Located in the desirable village of Walkern, the area boasts a variety of local amenities, including a convenience store, tea room, local pubs, restaurants, and a highly regarded infant/junior school. The nearest train station, Stevenage, is approximately 4 miles away and provides fast, regular trains to London Kings Cross (about 23 minutes). The property is also a short drive from the market towns of Hertford and Ware, both offering a wide range of amenities, including shops, bars, supermarkets, and restaurants. Stevenage features a fantastic leisure park with bowling and a cinema complex. Watton at Stone, also nearby, offers additional amenities and a train station with direct London access. For outdoor enthusiasts, Walkern is ideal, with stunning countryside walks and cycling routes. Conveniently, the A10, M11, and A1 are easily accessible by car, and Luton and Stansted airports are just a 30-minute drive away for international travelers.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £260,000

Property Type: Terraced House

Parking: On Street

Year built: 1860

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

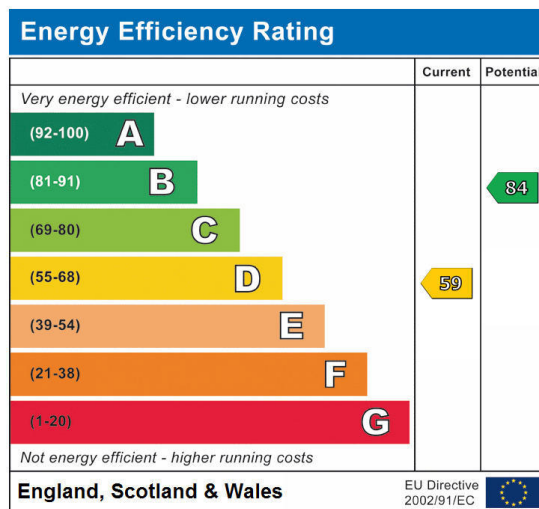
Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Poor



High Street, Walkern, Hertfordshire, SG2 7NU

Contact your local branch today for more information on this property:

**Mercantile House Kingfisher Way , Silverlink Business Park, Wallsend, NE28 9NY, Tel: 01634 565510, southeast@pattinson.co.uk, www.pattinson.co.uk**

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