



Cherry Tree Rise, Stevenage, SG2 7JL

£375,000



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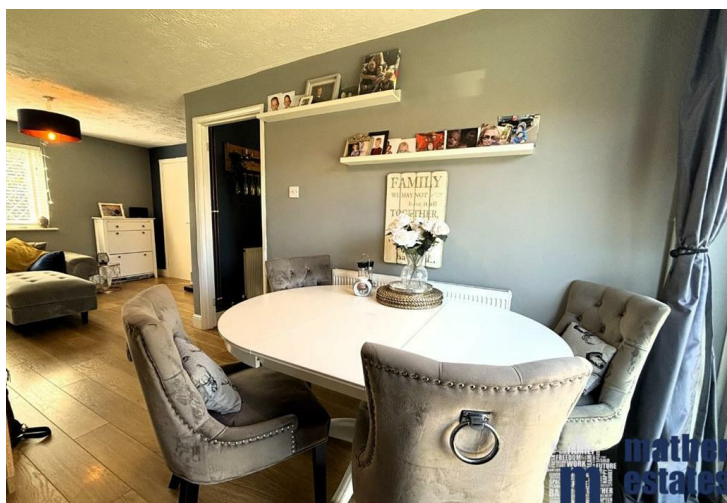
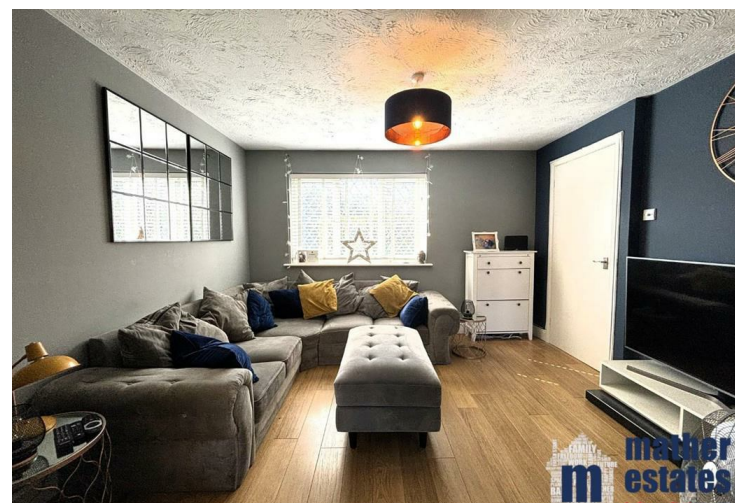
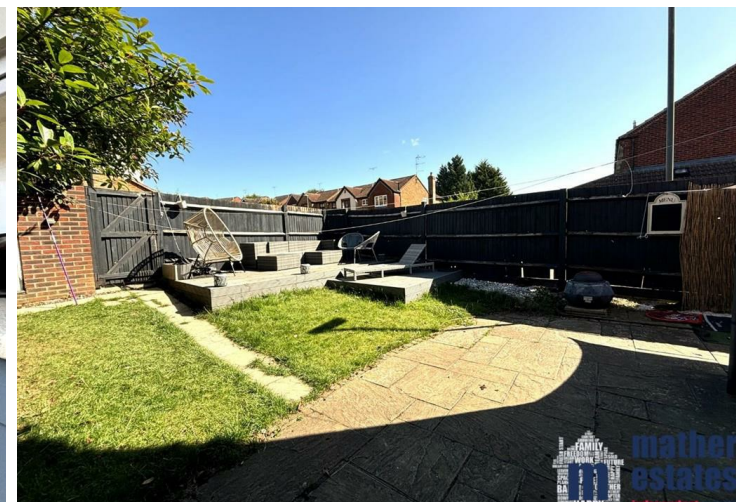
Cherry Tree Rise, Walkern, Stevenage

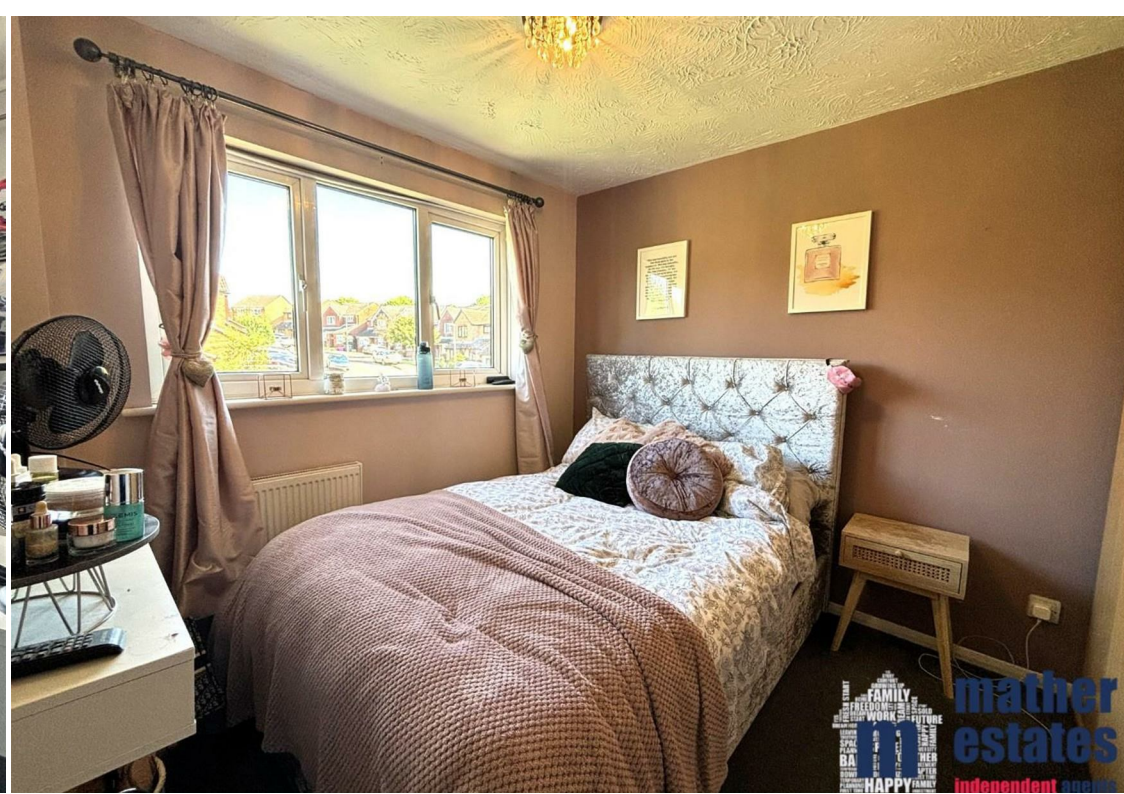
Nestled in the highly sought-after village of Walkern, this charming three-bedroom semi-detached house offers a delightful blend of modern living and village charm. One of its standout features is the rare inclusion of a detached garage, conveniently situated at the rear of the property, accompanied by an additional off-road parking space directly opposite the garage. The house is presented in excellent order throughout, showcasing a contemporary fitted kitchen with integrated appliances and a recently installed central heating system, ensuring comfort and efficiency.

The interior boasts a bright and airy lounge/diner that seamlessly extends to the rear garden through patio doors, creating a perfect space for relaxation and entertaining. Upstairs, you will find three generously sized bedrooms and a modern, well-appointed bathroom, all designed with comfort and style in mind.

Externally, the property offers a pretty rear garden, complete with a patio area ideal for outdoor dining and leisure. A personal door provides easy access to the garage and driveway, enhancing convenience. Additionally, there's a useful 7-foot wide area to the side, adding to the property's outdoor versatility.

Walkern Village is just a short drive from Stevenage, surrounded by picturesque countryside perfect for leisurely walks. The property enjoys close proximity to the village High Street, where you'll find several pubs, a local shop, and a charming tea room, making it an ideal location for those who appreciate a vibrant yet peaceful community.







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Front door into:

Porch:

Window to front and opening to:

Entrance Hall:

Stairs to the first floor, solid oak wood flooring. Radiator, Door to:

Lounge/Diner:

22'9 x 12'2

A bright dual aspect room with double glazed window to the front and double glazed patio doors leading out to the rear garden, solid oak wood flooring. Two wall mounted radiators.

Kitchen:

11'8 x 7'4

A modern fitted kitchen with a good range of wall and base units with drawer units with roll top worksurfaces over. Stainless steel sink unit and drainer with matching mixer taps and cupboards under. Built-in Indesit electric hob with concealed extractor fan over. Built-in AEG Micromat-Duo microwave oven with a conventional built-in electric Electrolux oven below. Integrated AEG slimline dishwasher, integrated fridge and freezer and Bosch washing machine. Built-in understairs storage cupboard. Double glazed window and double glazed door to the rear garden, radiator.

First Floor Landing:

Door to recessed built-in airing cupboard housing hot water cylinder. Loft ladder to partially boarded loft and doors to:

Bedroom One:

12'3 x 8'9

Double glazed window to the front. Wall mounted radiator.

Bedroom Two:

8'9 x 8'9

Double glazed window to the rear. Alcove with built-in fitted double wardrobe and shelving, radiator.

Bedroom Three:

7'8 x 6'8

Double glazed window to the front, radiator.

Bathroom:

A fully tiled modern white suite comprising a panelled bath with shower over and glass shower screen. Pedestal wash hand basin with mixer tap, low level WC with push button flush. Shaver socket. Wood effect flooring, wall mounted electric convector heater plus additional radiator, double glazed frosted window .

Rear Garden:

Paved patio area leading to lawn with stepping stones through to the personal door to the garage and driveway. Further 7' wide side area to the house with side gate and space for two timber sheds. Mature hedging.

Garage:

15'10 x 8'6

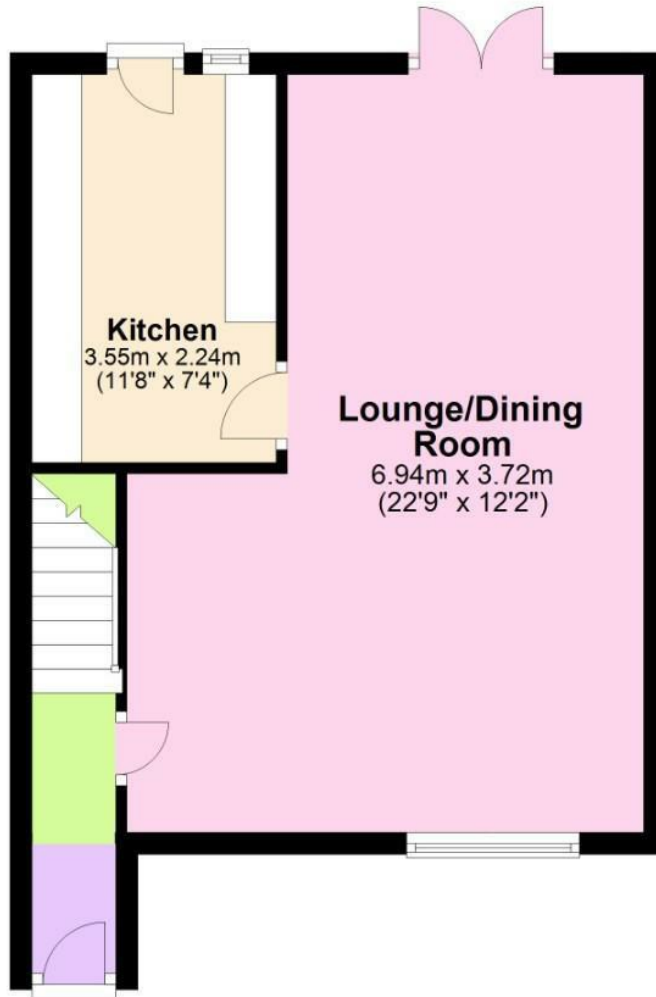
Up and over door with power and light. Eaves storage. Personal door from the garden. Driveway parking in front of garage for one car.

Allocated Parking:

Directly opposite to the side of house a further allocated parking space for the property.

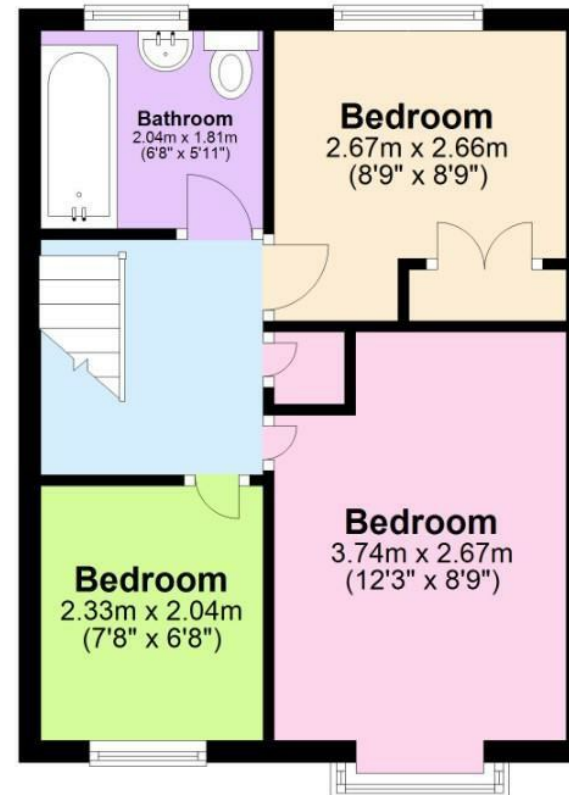
Ground Floor

Approx. 36.4 sq. metres (392.3 sq. feet)



First Floor

Approx. 31.4 sq. metres (338.1 sq. feet)



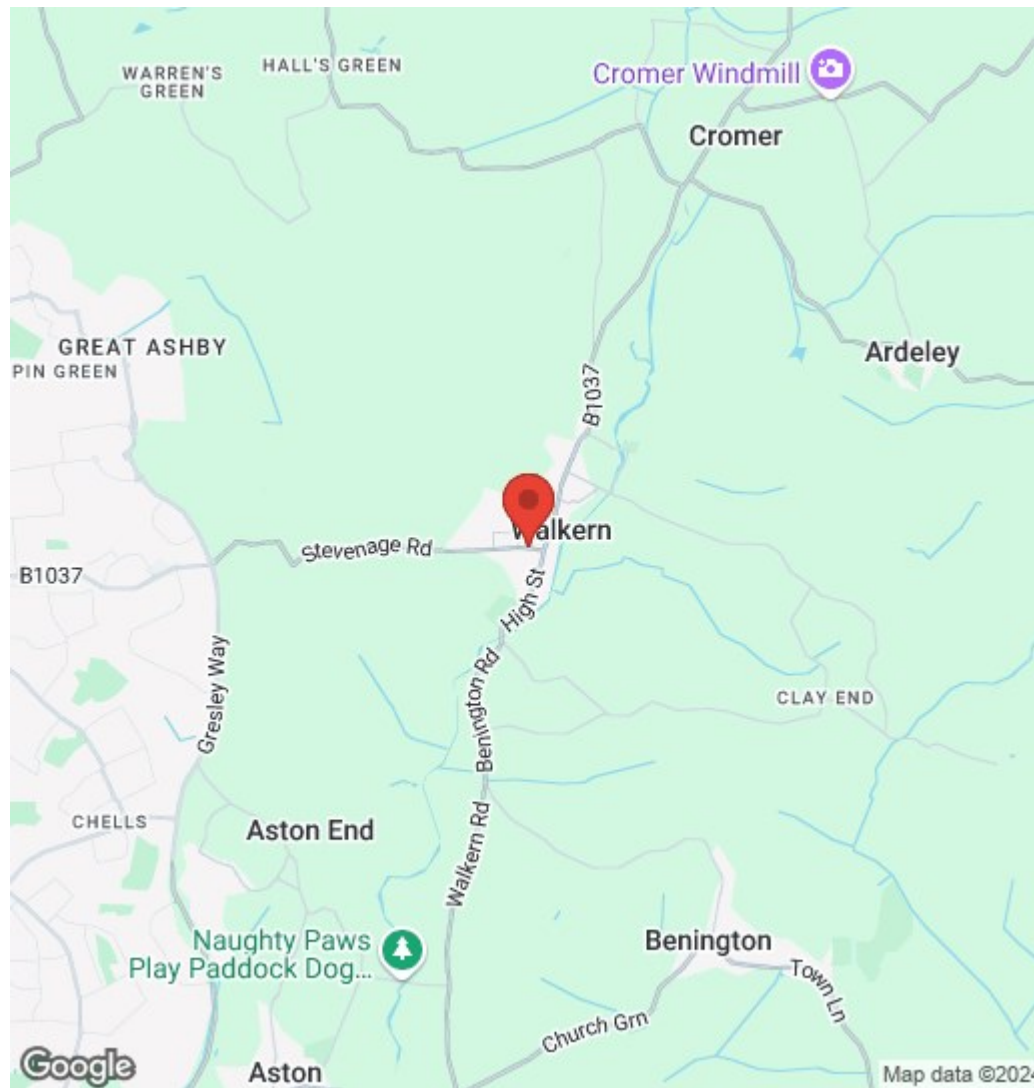
Total area: approx. 67.9 sq. metres (730.4 sq. feet)

Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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	



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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