



Connells

Yew Tree Close
Walkern Stevenage

Yew Tree Close Walkern Stevenage SG2 7BF

for sale offers in excess of
£700,000



Property Description

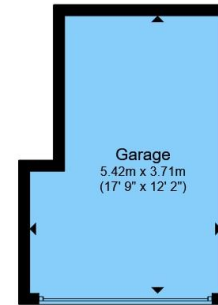
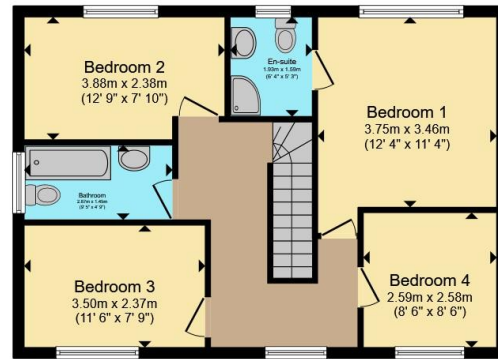
We are delighted to present a rarely available detached family home, nestled in a cul de sac, just off the High Street, in the popular village of Walkern.

The ground floor provides a welcoming entrance hall with 2 piece cloakroom & stairs rising to first floor. The lounge has a fitted fireplace, open plan kitchen/diner provides a range of floor & wall mounted store units with work tops over, range of integrated appliances, tiled flooring. The dining area has a wooden floor with Double glazed window to front. There is a useful utility room with door to rear garden. The first floor landing provides an airing cupboard, access to loft space, Double glazed window to front & doors to all bedrooms. The main double bedroom has fitted wardrobes & door to 3 piece en-suite shower room. The other 3 bedrooms are well proportioned with Double glazed windows. The modern 3 piece family bathroom is fully tiled with heated towel rail. Outside to the front is a neat lawn, ample driveway to side, leading to a garage. There is side gated access to the enclosed rear garden, patio area, laid to lawn with covered raised decking, outside water tap & lighting

Please note than an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity & anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Canopy Storm Porch
Front Door To
Entrance Hall
Lounge
Kitchen/Diner
Cloakroom
First Floor Landing
Main Double Bedroom
En-Suite Shower
Second Bedroom
Third Bedroom
Fourth Bedroom
Family Bathroom
Outside
Front Garden
Driveway & Garage
Enclosed Rear Garden





Ground Floor

First Floor

Garage

Total floor area 134.8 m² (1,451 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

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8 Market Place
STEVENAGE SG1 1DB

EPC Rating: C Council Tax
Band: F

view this property online connells.co.uk/Property/STV312637

Tenure: Freehold



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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: STV312637 - 0005