



Bryan Bishop
and partners

Rookery Close
Walkern



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Walkern

The ground floor boasts two good sized bedrooms, with the master bedroom suite having an en suite shower room accessed through an impressive dressing area, as well as double doors opening onto the garden, an unusual but delightful touch.

Upstairs there is a spacious galleried hallway, nicely lit by a window to the rear, leading to three further bedrooms and the family bathroom with shower fitting and screen.

This property really offers massive flexibility across all of its living and sleeping spaces, with great opportunities for working from home and/or well supported multi-generational living. It would readily cope with it all.

Exterior:

The property has mature beds of shrubs, bushes and small specimen trees all around its perimeter, with the front door found at the end of a lovely pathway, alongside which there is plenty of off street parking. The rear garden nestles into the L shaped house, providing a secure, dog friendly place for relaxing and entertaining. It is protected and private, with a good sized patio running across the back of the house, a nice area of grass and attractive, well curated planting beyond that.

Location:

This property is perfectly placed within the pretty village of Walkern, with its pubs, village shop, primary school, church and sports club. The location offers a terrific blend of countryside setting yet within a few minutes drive of Stevenage to the west, with its comprehensive shopping, entertainment and transport links north and south by mainline train and the A1(M)



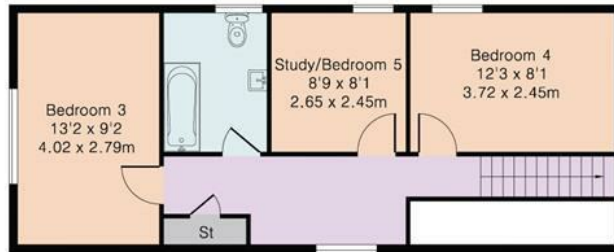




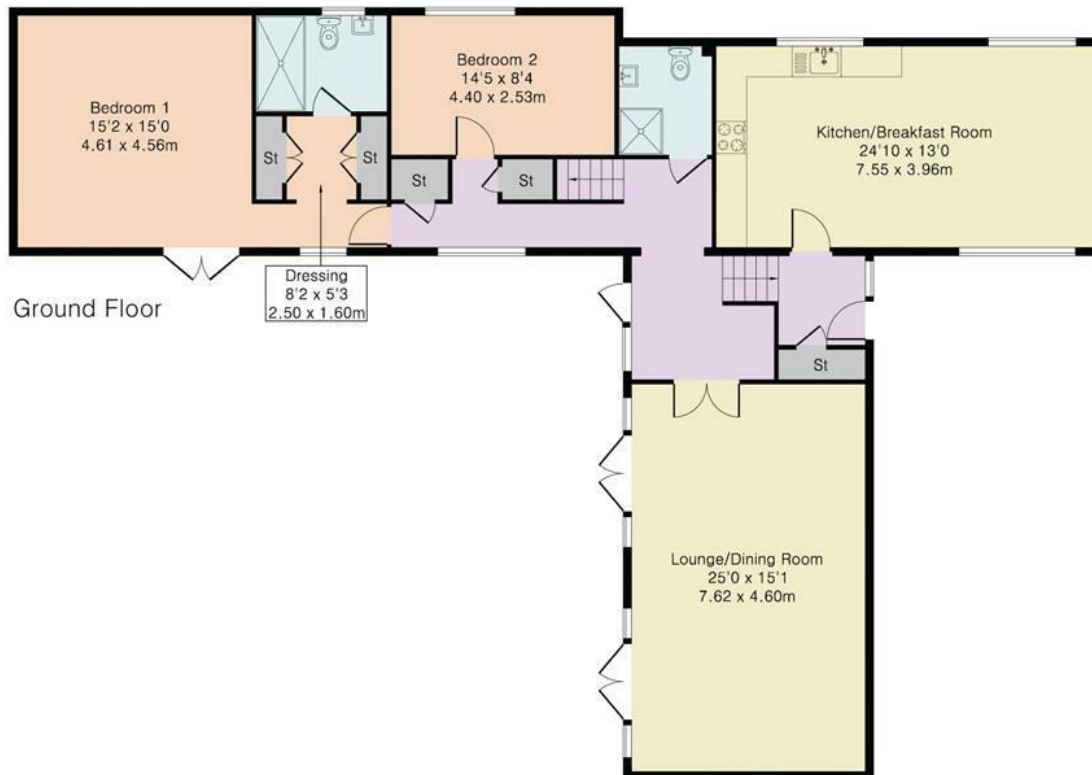




Approximate Gross Internal Area 2028 sq ft – 189 sq m
 Ground Floor Area 1493 sq ft – 139 sq m
 First Floor Area 535 sq ft – 50 sq m



First Floor



Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	







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