



**Bryan Bishop**  
*and partners*

**Froghall Lane**  
**Walkern**







# Froghall Lane

Walkern  
Hertfordshire

Bryan Bishop and Partners are delighted to bring to market this stunning example of a family home. What once started life as a Chalet-Bungalow has undergone extensive renovations and extensions during the 23 years the owners have been there, to turn it into the beautiful home it is today. The complete upstairs renovation was carried out in 2008 and the extension at the back of the property was done in 2019, there were some further minor works carried out in 2022 to add the utility room, this home is in immaculate condition having had no expense spared.

Situated on a quiet, no-through village lane this home caters to a family that enjoy a rural life but require easy access to schools, towns and amenities. Stevenage station is a 10 minute drive away with fast train access to central London, Cambridge and east coast rail network. Walkern village benefits from a local shop/post office, a highly regarded primary school and a pub.

The first floor comprises four double bedrooms. The smallest of which is still a double room but currently serves as a dressing room. Opposite that bedroom lies the family bathroom, there are generously sized double bedrooms at the rear of the property. The master bedroom spans the full width of the house and includes a spacious, modern en-suite bathroom.

The property benefits from an expansive driveway with space for at least 6 cars. Upon entering the property you are welcomed into a spacious hallway with two reception rooms branching out on either side. The rear of the property encompasses a large family living room with patio doors to the garden and an open plan kitchen/dinning area with bi-fold doors to the rear patio and garden. There is also utility room that doubles up as a downstairs W/C.

The garden has been recently re-turfed and had the patio re-laid and has a large summerhouse in the corner. Due to the elevated position of the house the garden enjoys sun all day. The ground floor lends itself to entertaining or spending quality family time together, with the spacious rooms and configuration to be able to enjoy the garden and open plan living area at the same time.















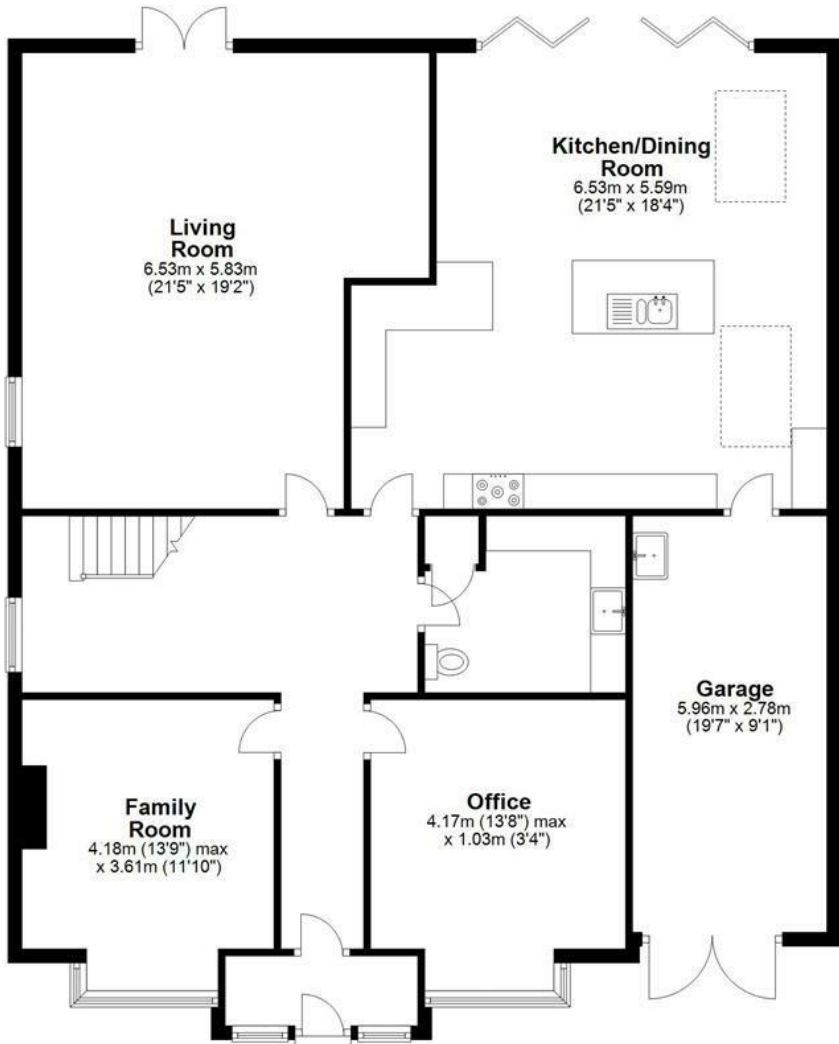






**Ground Floor**

Approx. 152.4 sq. metres (1640.6 sq. feet)



**First Floor**

Approx. 103.4 sq. metres (1112.9 sq. feet)



Total area: approx. 255.9 sq. metres (2753.4 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

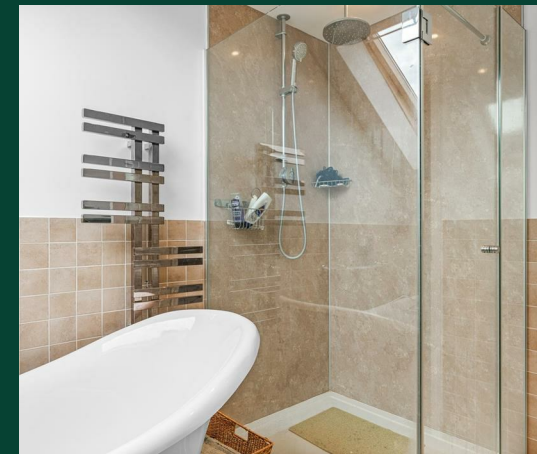
**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		















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