



The Maltings, Walkern, SG2 7NB

£495,000



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The Maltings, Walkern

Nestled in the charming village of Walkern, The Maltings presents an exceptional opportunity to acquire a delightful detached house. This property boasts a well-thought-out layout, featuring two inviting reception rooms that provide ample space for relaxation and entertainment. With four generously sized bedrooms, this home is perfect for families or those seeking extra room for guests or a home office.

The property includes a well-appointed bathroom, ensuring convenience for all residents. One of the standout features of this home is the parking space available for two vehicles, a valuable asset in this popular village location. The Maltings is chain-free, allowing for a smooth and straightforward purchasing process.

The location is particularly appealing, as it is within walking distance to local shops, primary school and pubs, making it easy to enjoy the community's amenities. Additionally, the garden offers a picturesque view of fields beyond, providing a serene backdrop for outdoor activities and relaxation.

This property is a wonderful blend of comfort, convenience, and countryside charm, making it an ideal choice for those looking to settle in a vibrant village setting. Don't miss the chance to make this lovely house your new home.







Entrance Hall:

Under stairs storage and doors leading to:

Living Room:

24'5 x 10

Double Glazed bay window, electric fireplace and UPVC sliding doors leading to the rear garden.

Kitchen:

16'2 x 11'6

Two double glazed windows and access to rear garden, fitted with a range of wall and base units, sink with mixer tap, induction hob and oven with extractor fan with door leading to:

Dining Room:

16'7 x 7'7

Double glazed window to the front and radiator.

Downstairs WC:

6'4 x 2'9

Double Glazed window with vanity basin unit, Low level wc and heated chrome towel rail.

First Floor Landing:

Loft access and doors to:

Bedroom One

10'4 x 9'7

Double Glazed window to the rear of the property, Radiator below.

Bedroom Two:

10'5 x 8'5

Double Glazed window to the front of the property with radiator below.

Bedroom Three:

7'9 x 6'6

Double Glazed window to the rear of the property with radiator below.

Bedroom Four:

8'4 x 5'9

Double Glazed window with radiator below.

Bathroom:

7'6 x 4'6

Opaque Double Glazed window, vanity basin unit with mixer tap, bath with electric powered shower, heated chrome towel rail.

Rear Garden:

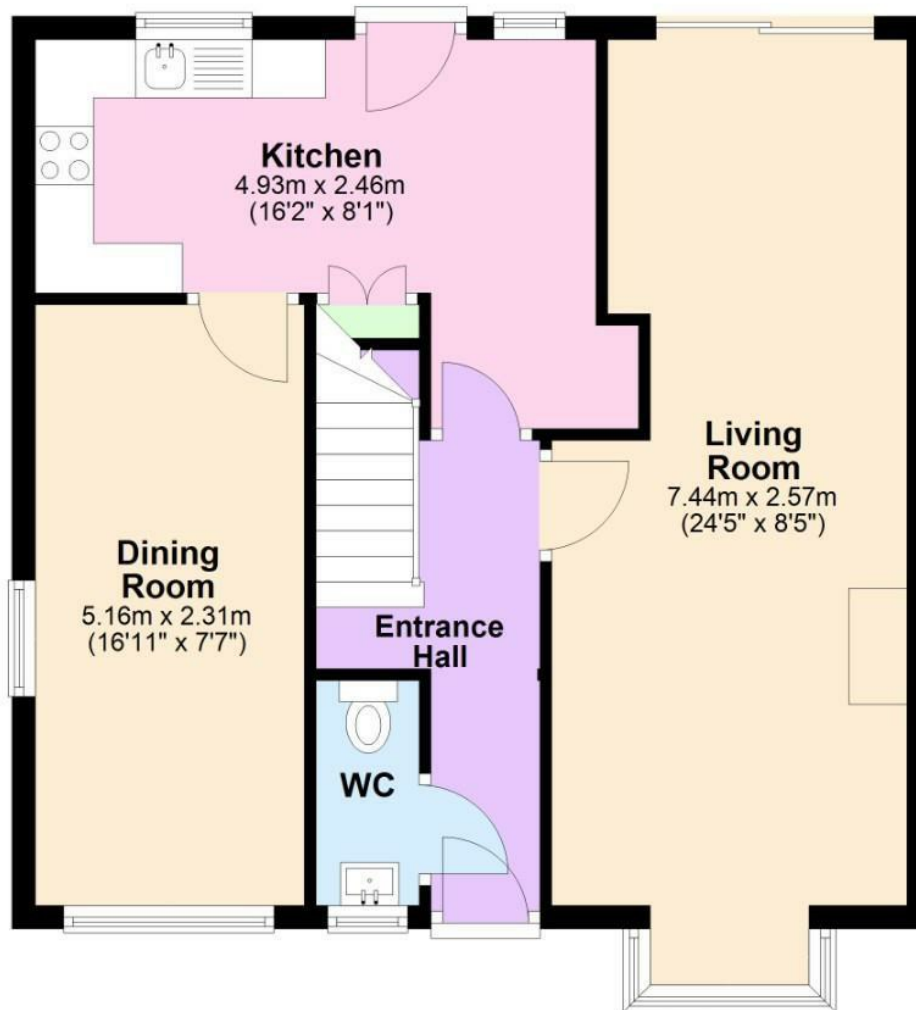
With access from the kitchen or the living room, west facing mainly laid to lawn and enclosed by panel fencing, outside power and horse fields to the rear, pedestrian gated side access.

Driveway:

Off street parking for two vehicles.

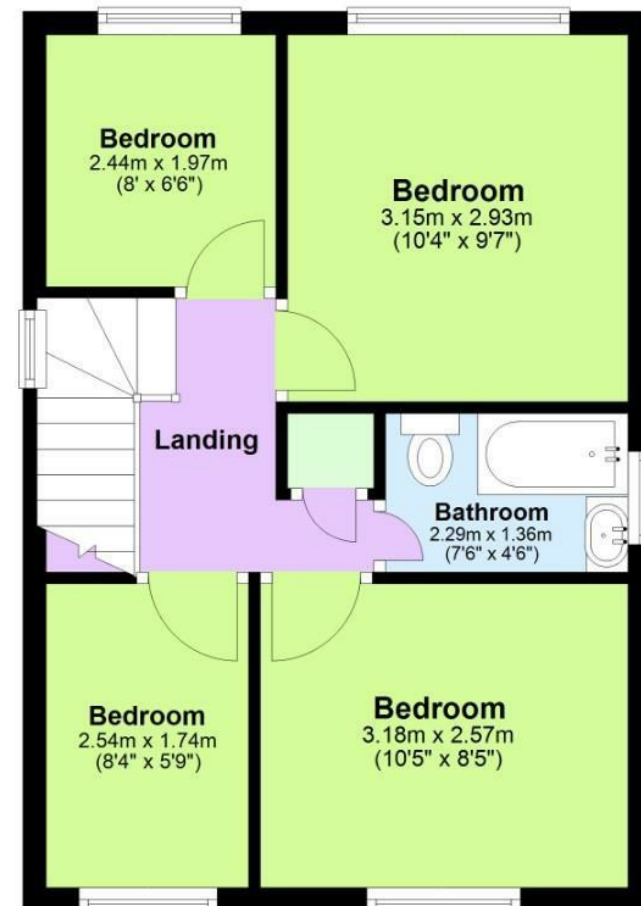
Ground Floor

Approx. 56.7 sq. metres (610.8 sq. feet)



First Floor

Approx. 37.2 sq. metres (400.6 sq. feet)



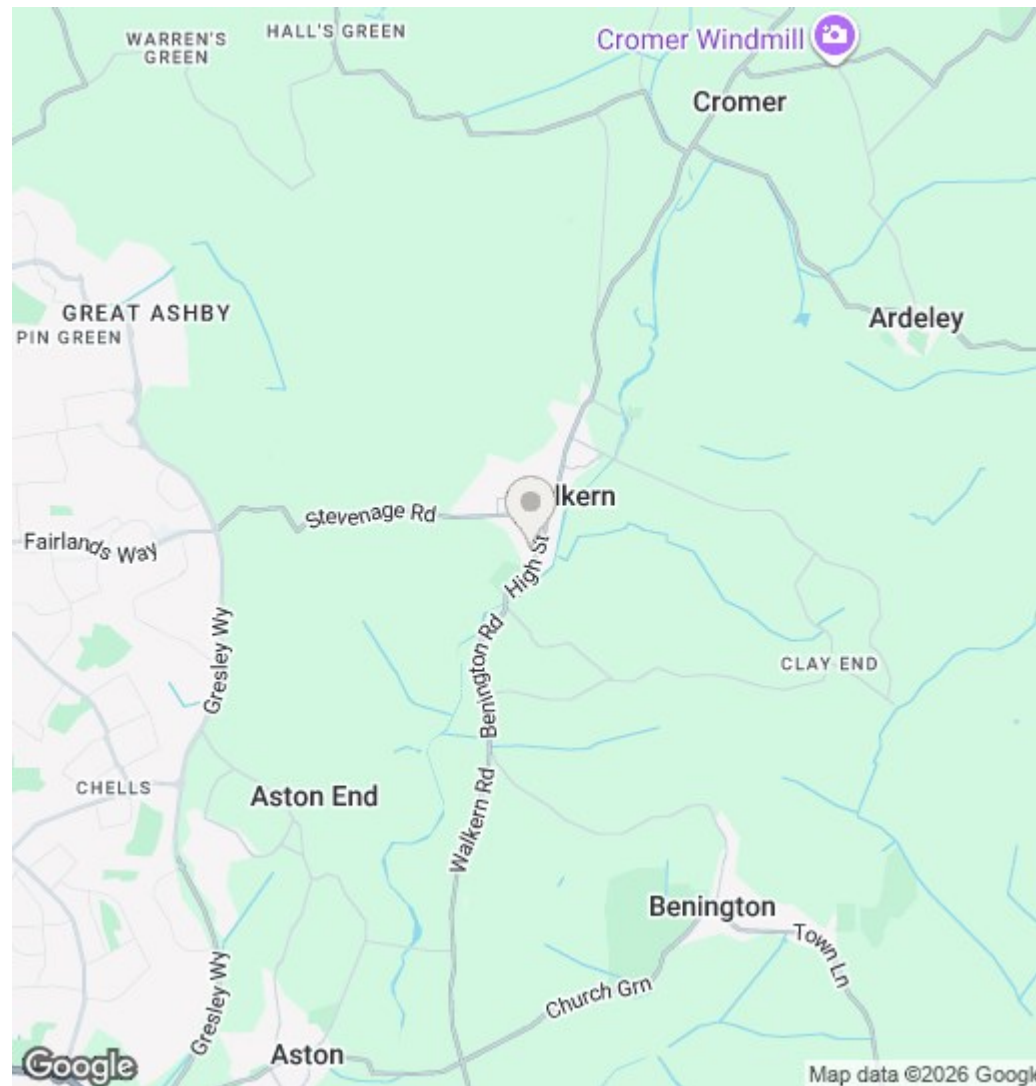
Total area: approx. 94.0 sq. metres (1011.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	78

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	



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2. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and must be considered incorrect.
3. Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.
- 4: Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
- 5: To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers, prior to any offer being formally accepted and a memorandum of sale being issued. We require all buyers to pay a fee of £30 inc vat to Mather Estates. You will then be required to provide your name, address, email, date of birth and ID to our nominated third party to confirm your identity.

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