

THE STABLES AT BOCKINGS

A stunning, private development comprising of one 3 bedroom detached house and two 2 bedroom semi-detached houses



Lanes
EXCLUSIVE HOMES

The Stables at Bockings is an exclusive private development of just two 2 bedroom semi-detached and one 3 bedroom detached homes situated in a quiet backwater adjacent to St Marys Church in the highly desirable Hertfordshire Village of Walkern and is abounded by open countryside, yet is close to a wide range of amenities and just 23 minutes into London's Kings Cross by rail from nearby Stevenage station.

The popular Walkern Primary school is in the heart of the village and

directly opposite the award winning Brewery tea rooms, which serves fine loose-leaf teas, speciality coffees and fresh baked cakes.

Nearby the White Lion Pub and restaurant offers a warm welcome, with a hearty carvery, a range of stone baked pizzas and a roaring fire in the winter months and just along the high street is a large Budgens and post office.

This delightful development offers the very best of village life.

SPECIFICATIONS

KITCHENS

- Range of wall and floor unit furniture
- Granite / Quartz worktops.
- Under cupboard lighting
- Integrated appliances including: Induction hob; single oven plus combi oven; dishwasher; fridge and freezer; Washer/dryer

BATHROOMS

- Luxury bathrooms and ensuite
- Full height wall tiling to bath and shower area
- Chrome towel warmers

EXTERNAL

- Two parking spaces per house
- Indian sandstone patio
- Landscaped gardens
- Cycle storage facility

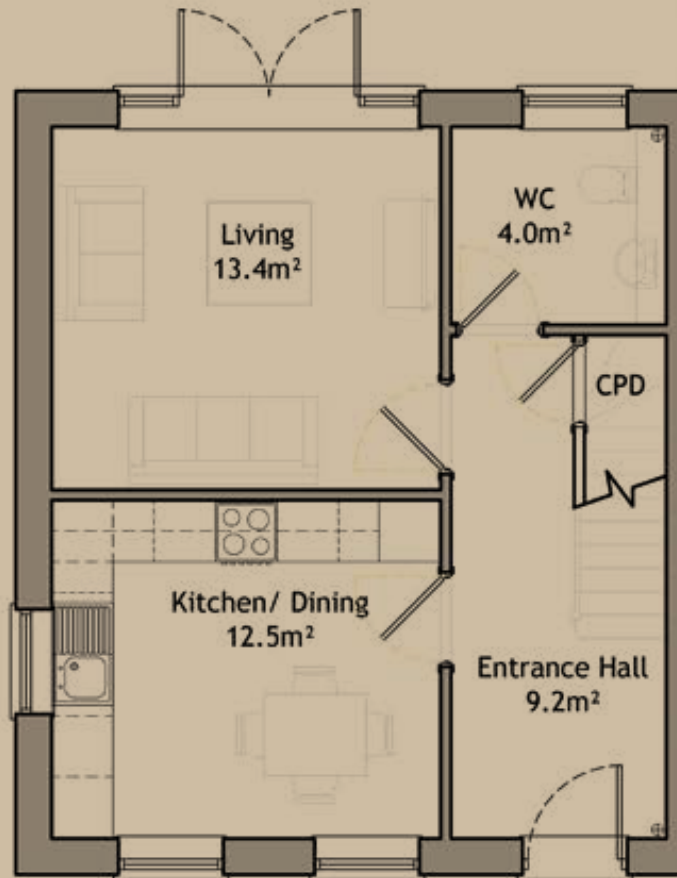
FLOORINGS AND FINISHES

- Heating via Air Source heat pump to include underfloor heating to the ground floor
- Ceramic tiling to kitchen/ dining areas and bathrooms
- Option of hard surface to living areas
- Carpeting throughout the upper floors
- Fitted wardrobes to master Suite
- Brushed steel light switches and electric sockets
- Oak finished internal doors enhanced with brushed steel furniture

ELECTRICAL

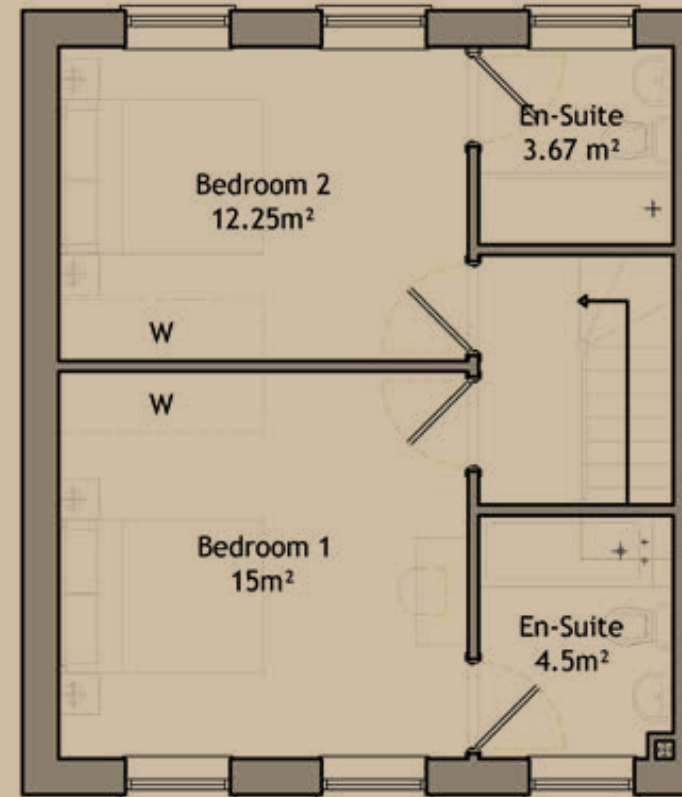
- Recessed downlights to kitchen / dining / living and bathrooms
- TV points in kitchen / living areas and bedrooms
- EV car charging points for each house

TWO BEDROOM SEMI-DETACHED FLOORPLANS



GROUND FLOOR

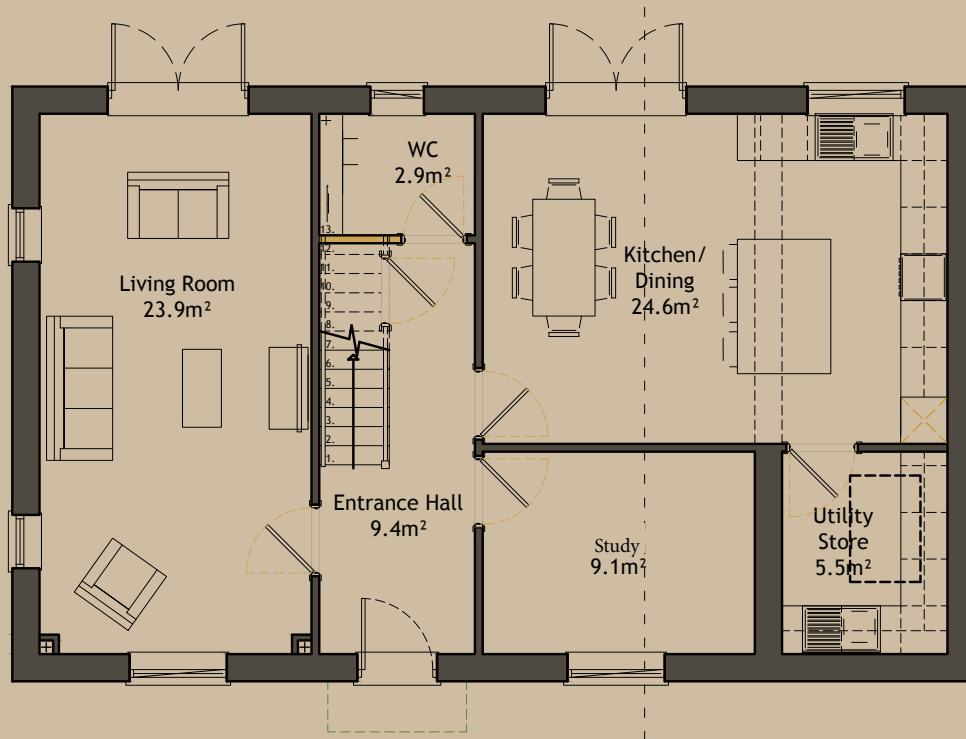
Living Room	3845mm x 3545mm
Kitchen / Dining	3305mm x 3845mm
Entrance Hall	5030mm x 2105mm
Cloaks / WC	1825mm x 2105mm



FIRST FLOOR

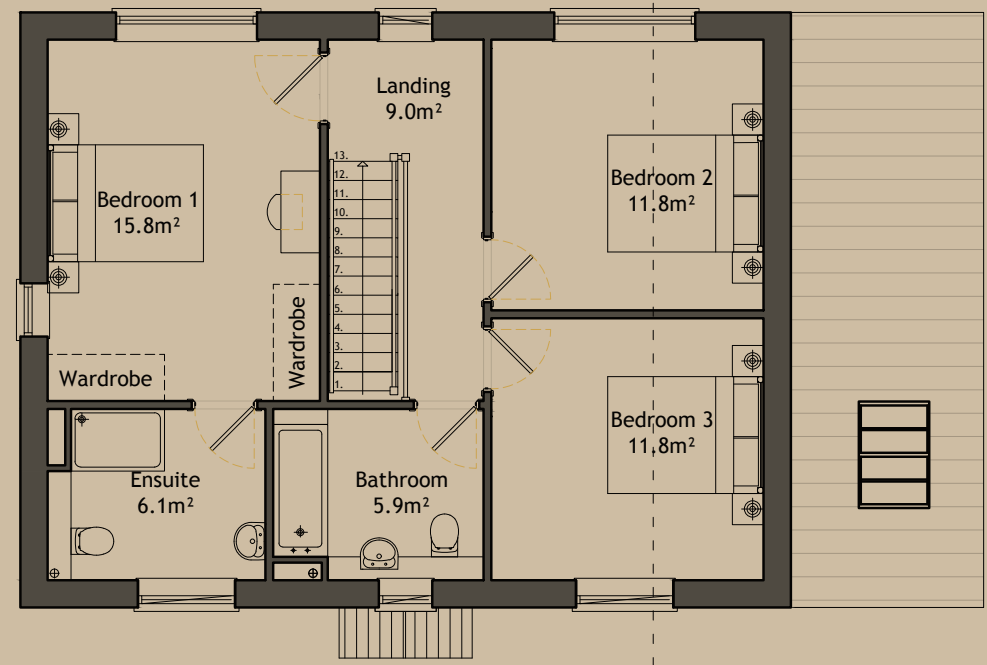
Bedroom 1	3780mm x 4050mm
Ensuite	1900mm x 2255mm
Bedroom 2	3070mm x 4050mm
Ensuite 2	1900mm x 1930mm

THREE BEDROOM DETACHED FLOORPLANS



GROUND FLOOR

Living Room	6955mm x 3510mm
Kitchen / Dining	5915mm x 4245mm
Study	3720mm x 2600mm
Utility Room	2095mm x 2600mm
Entrance Hall	5380mm x 2000mm
Cloaks / WC	2000mm x 1575mm



FIRST FLOOR

Bedroom 1	3510mm x 4640mm
Ensuite	2880mm x 2220mm
Bedroom 2	3480mm x 3430mm
Bedroom 3	2460mm x 3430mm
Bathroom	2630mm x 2220mm



**THE STABLES
AT BOCKINGS**



**STEVENAGE
TOWN CENTRE**

Pryor's Wood

Box Wood

Lister
H

Stevenage

Gravity
(trampoline park)

A1(M)

M&S

Stevenage
Golf Course



For more information contact us on:

01992 940955

herts@lanesexclusivehomes.co.uk

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