

The Stables at Bockings



A stunning new private 3 house development comprising one 3 Bed Detached house and two 2 Bed semi-Detached houses.

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 Londons Kings Cross by rail form 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.

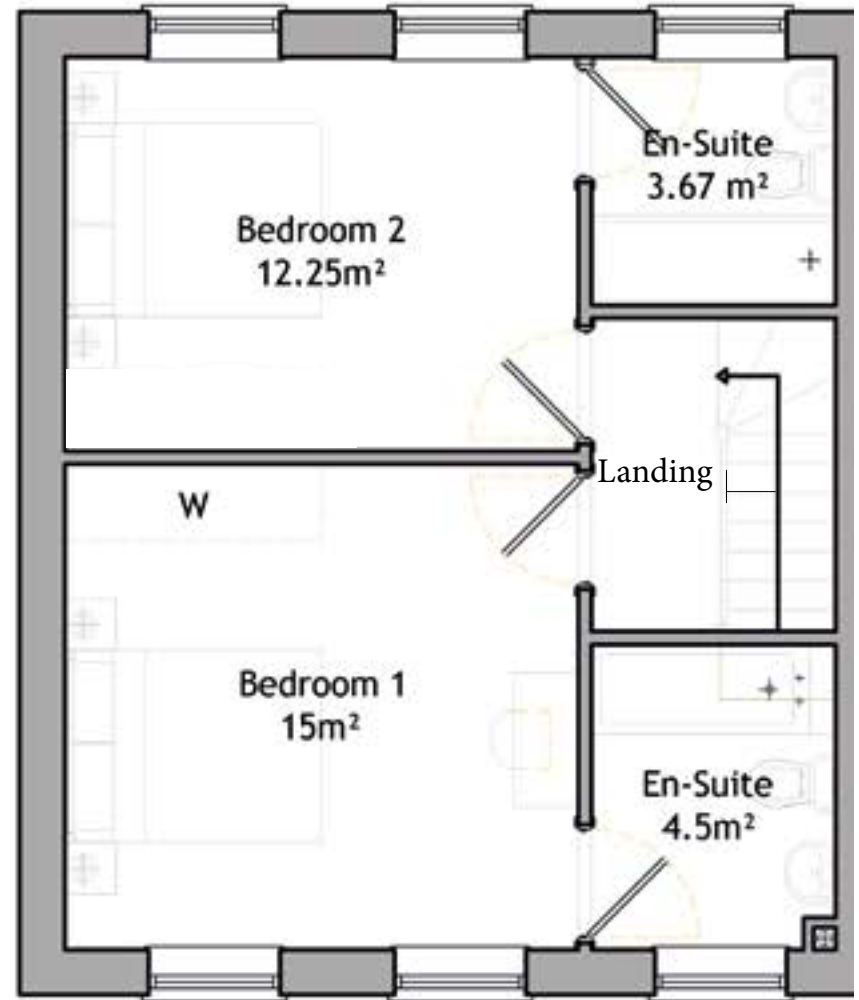
Nearby the White Lion Pub and restaurant offers a warm welcome, with a hearty carvery, a range of stone baked pizzas and a roaring fire in the winter months and just along the high street is a large budgens and post office.

This delightful developement offers the very best of village life.

Two Bedroom Semi-Detached floorplans

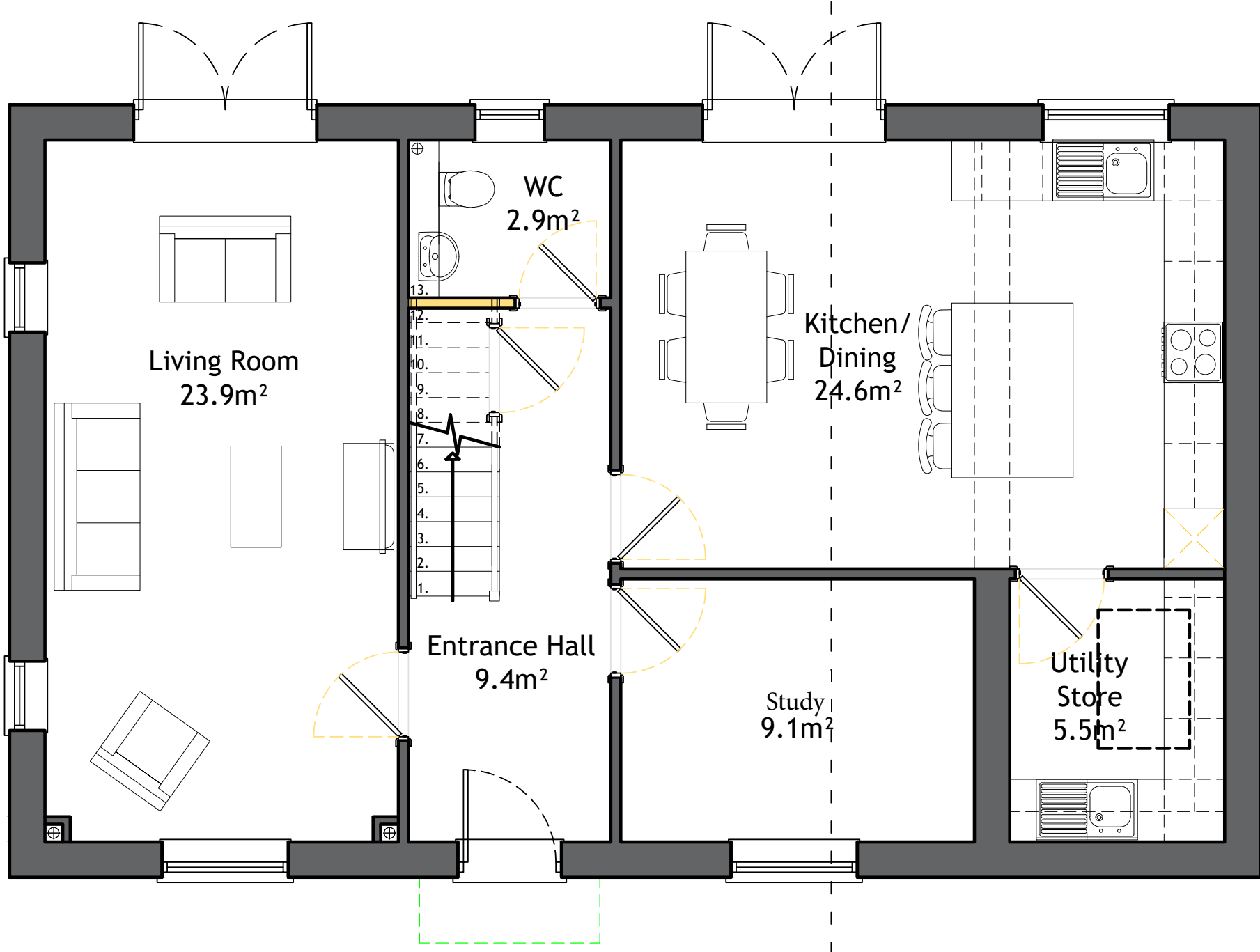


Ground Floor

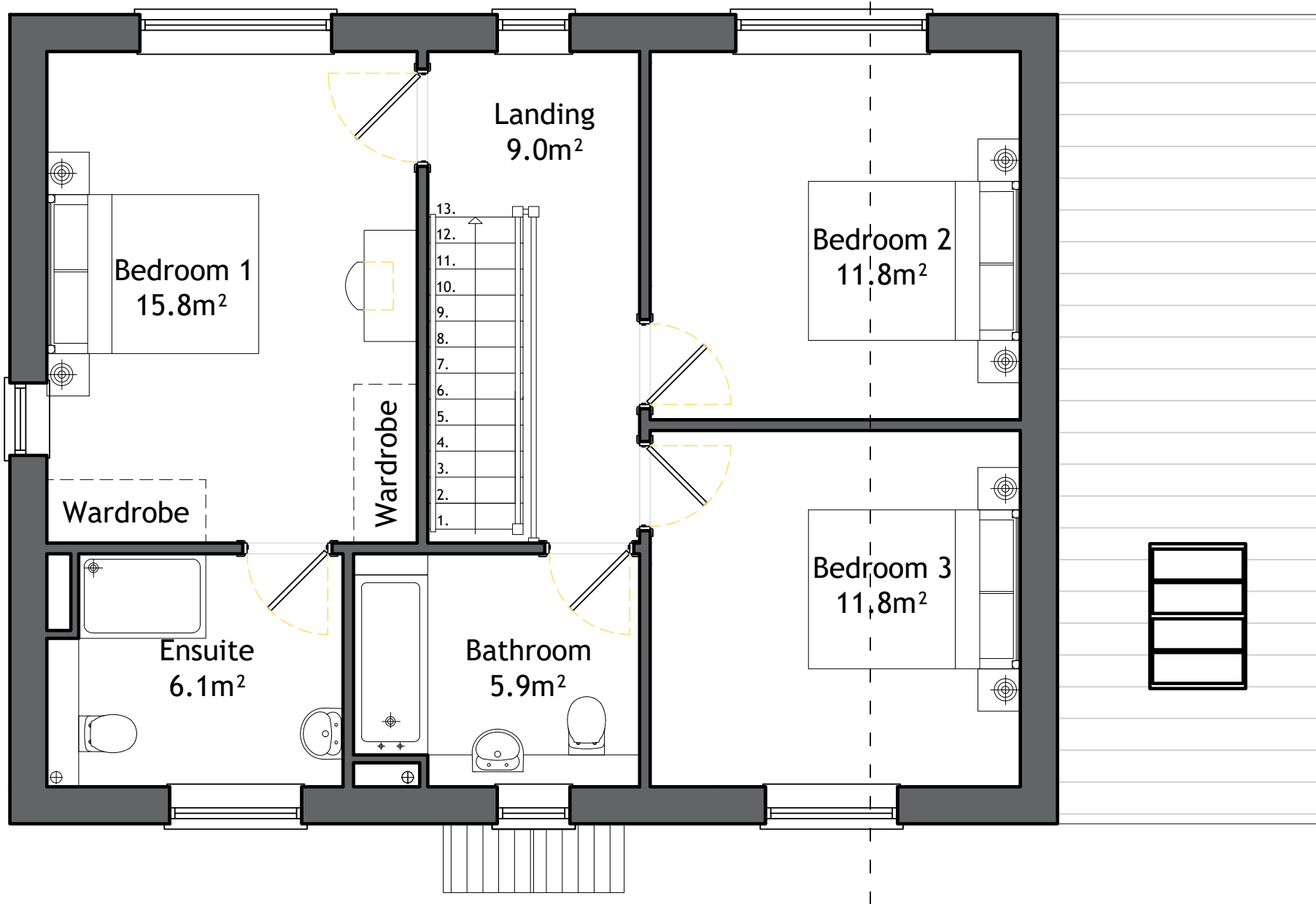


First Floor

Three bedroom Detached ground floor floorplan



Three bedroom Detached first floor floorplan



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



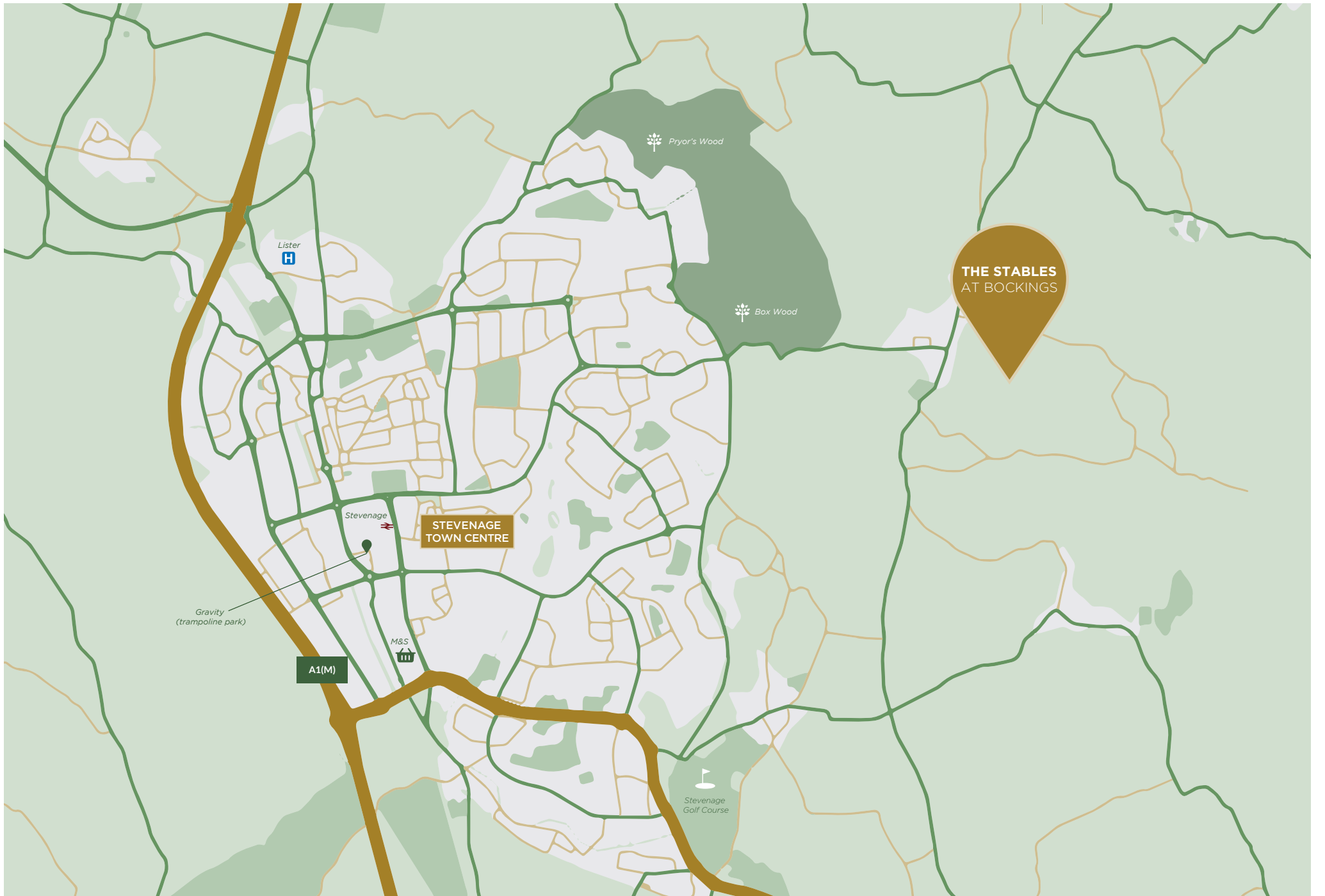
Our developments offer a variety of incentives to get moving

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**THE STABLES
AT BOCKINGS**

Pryor's Wood

Box Wood

**STEVENAGE
TOWN CENTRE**

Lister
H

Stevenage

Gravity
(trampoline park)

A1(M)

M&S

Stevenage
Golf Course