



£3,250 PCM
Totts Lane
Stevenage, SG2 7PL

PROPERTY SUMMARY

This unique, brand new architect-designed detached home is situated in the idyllic village of Walkern. The property is situated on the outskirts of this village enjoying views across open countryside to include paddock land and onto the rising hills beyond. This wonderfully tranquil rural location Yet, it is part of a vibrant community with the village served by a large convenience store, pubs and a primary school, not to mention numerous clubs and societies. It is located just four and a half miles to the east of the centre of Stevenage and within 5 miles of the mainline railway station. Stevenage is on the East Coast mainline and the fastest services take just 24 minutes to London King's Cross and 27 minutes to London St Pancras. Junction 8 on the A1(M) is just a 5.4-mile drive away.

4



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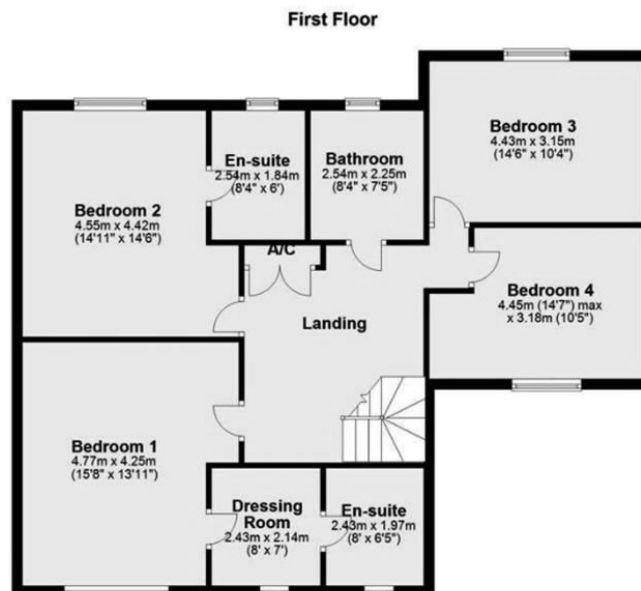
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LOCAL AUTHORITY

TENURE

COUNCIL TAX BAND

VIEWINGS

By prior appointment only

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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