



32 Froghall Lane, Walkern, SG2 7PH

Offers Over £900,000

**Lanes**  
ESTATE AGENTS



## 32 Froghall Lane, Walkern, SG2 7PH

Nestled on the charming no through access Froghall Lane in the picturesque village of Walkern, this delightful detached house offers a perfect blend of space and comfort. With a generous area of approximately 2,583 square feet, this property is ideal for families seeking a welcoming and spacious home.

The property boasts a spacious lounge with a log/pellet burner, providing ample space for both relaxation and entertaining, a modern fitted kitchen/diner with full wall to wall bi fold window and additionally benefiting from a second reception and a separate office/study room.

Four double bedrooms with one en-suite to the main bedroom, this home ensures that everyone has their own private sanctuary. Benefitting from a family bathroom and an additional downstairs utility/wc and off street parking for multiple cars.

Surrounded by countryside, the location offers a quiet and private setting. Located a short walk from the local mini market, post office, nearby pub and bus routes. The village is known for its friendly community and beautiful surroundings.

Viewing is a must to appreciate everything the property has to offer!



Entrance Hallway

Reception13'8" x 11'10" (4.18 x 3.61 )

Office/Study13'8" x 11'10" (4.17 x 3.61)

Lobby

Lounge21'5" x 19'1" (6.53 x 5.83)

Kitchen/Diner21'5" x 18'4" (6.53 x 5.59)

Utility Room & W/C8'4" x 9'0" (2.56 x 2.75 )

First Floor Landing

Bedroom One16'7" x 29'5" (5.07 x 8.99)

En-Suite

Bedroom Two13'6" x 12'10" (4.14 x 3.93 )

Bedroom Three18'6" x 11'6" (5.64 x 3.53 )

Bedroom Four18'6" x 11'6" (5.64 x 3.53)

Rear Garden

Garage

Off Street Parking

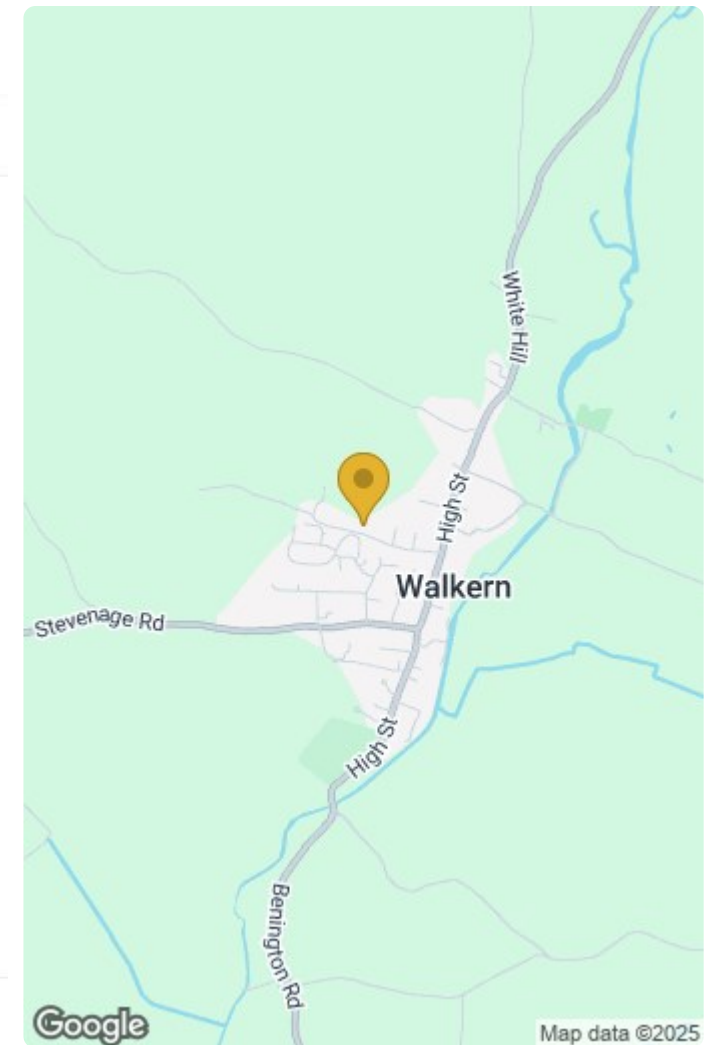








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#### IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81-91) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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