

HUNTERS[®]
HERE TO GET *you* THERE



4 The Grange High Street, Puckeridge, Herts, SG11 1RH

4 The Grange High Street, Puckeridge, Herts, SG11 1RH

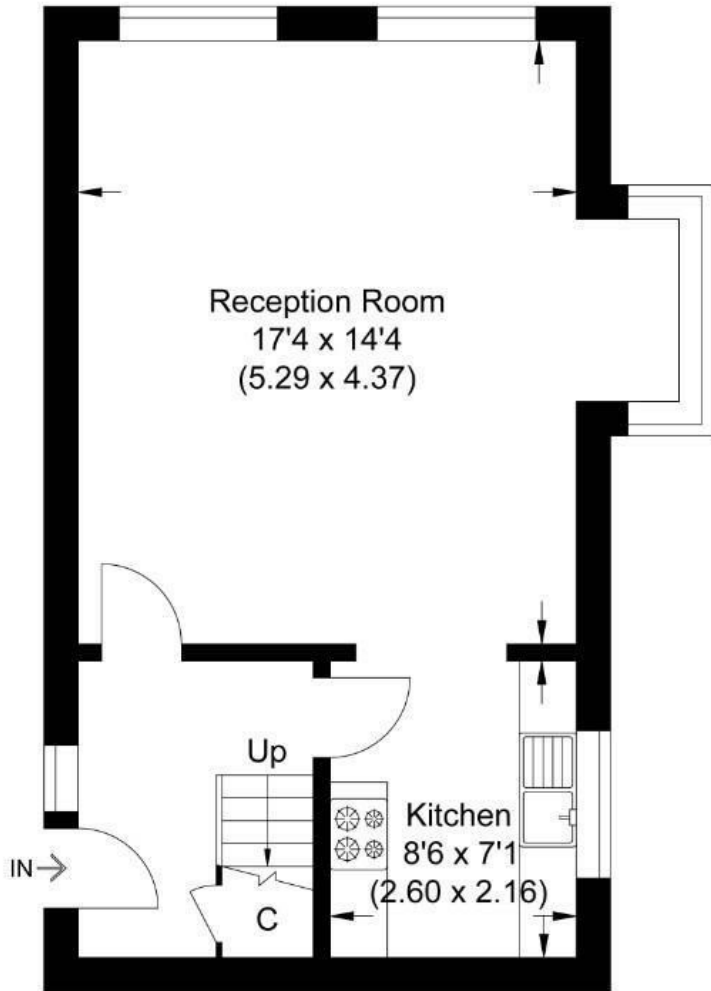
Price £379,995

Gorgeous grade II listed three story house being part of a former Coaching Inn and school, set in stunning communal grounds to rear. The house benefits from very high ceilings, communal gardens, parking, two bedrooms and a beautiful inglenook fireplace in the lounge.

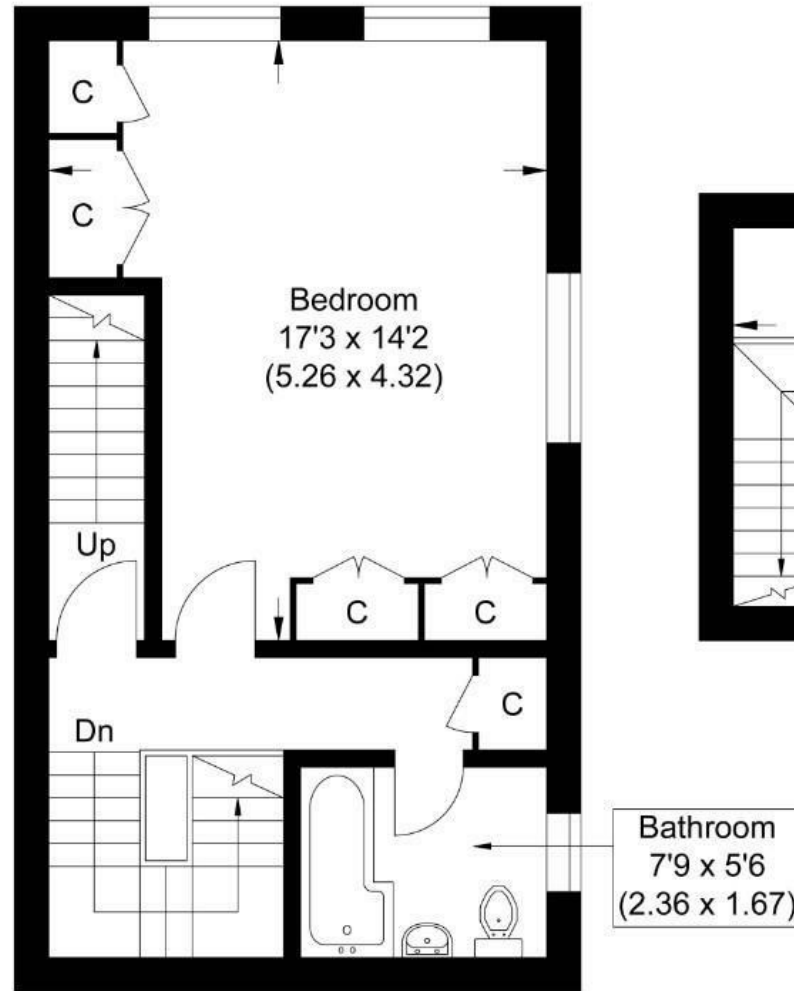
- A property that exudes character from top to bottom
- 17'3" Master bedroom
- Completely renovated (originally converted in 1989 and upgraded since).
- Gas heating via panel radiators
- Parking for one car plus visitor space
- Stunning lounge with huge inglenook fireplace housing a log burner
- 14'6" second bedroom on the second floor
- Secondary double glazing to front
- Beautiful communal grounds
- Great location in the High Street



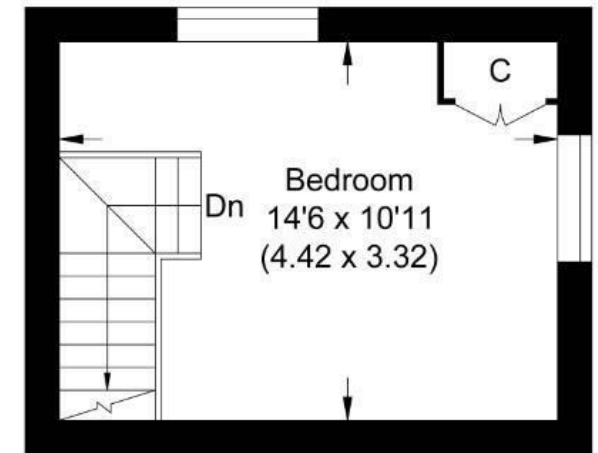
Approximate Gross Internal Area
86.22 sq m / 928.06 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Hall

Front door with window to side. Cupboard under the stairs. Radiator. Beautiful timber flooring. Stairs to first floor.

Lounge

17'4" x 14'4"

Stunning Inglenook fireplace with log burner. Feature wall and exposed timbers. Two large secondary double glazed sash windows to front. Two double radiators. Exposed timber flooring.

Kitchen

8'6" x 7'1"

Range of wall and floor units with timber work surfaces that includes a carved in drainer and a single basin with mixer tap over. Tiled surrounds. Built in double oven with microwave over. Built in hob with extractor above. Built in Fridge/freezer. Built in washing machine. Exposed timber flooring. Window to side.

Staircase to half Landing

Window to side

Main Landing

Attractive balustrade providing a sort of galleried feel. Exposed timbers. Cupboard housing the gas fired combi boiler which supplies the hot water and central heating.

Bedroom One

17'3" x 14'2"

Very attractive feature red brick fireplace surround. Two ranges of built in wardrobes one range houses extra storage behind. Two secondary double glazed sash windows to front. Double radiator.

Bathroom

Panelled bath with mixer tap and dump shower head above. Low flush WC. Vanity wash hand basin with mixer tap. Window to side. Heated towel rail. Tiled flooring.

Second Floor

Bedroom Two

14'6" x 10'11"

Attractive banister rail to stairs. Window to side and window to front both secondary double glazed. Exposed timber. Built in cupboard.

Outside

The cottages are set in communal grounds which are beautifully laid out and maintained.

Access to number 4 is via a steel gate which is off the main gravel drive.

Allocated parking

We are informed there is one allocated parking space and one visitor space.

Agents Note:

Converted in 1989

Maintenance charge which includes building insurance is £150 per month (according to the owner this covers all external maintenance except glass).

It is sold on the basis of a share of the freehold and 150 year lease (Management company is run by the owners).

EPC

This is not required as the property is Grade II Listed

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







