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84 Station Road, Puckeridge, Herts, SG11 1TF

£550,000

JONATHAN HUNT are pleased to offer this CHAIN-FREE FOUR BEDROOM semi detached VICTORIAN family home in the popular village of Puckeridge. The property benefits from contemporary bathroom, ground floor cloakroom, separate utility room, off street parking, 14 METRE GAMES ROOM and an OPEN PLAN kitchen/dining area. Viewing is highly recommended.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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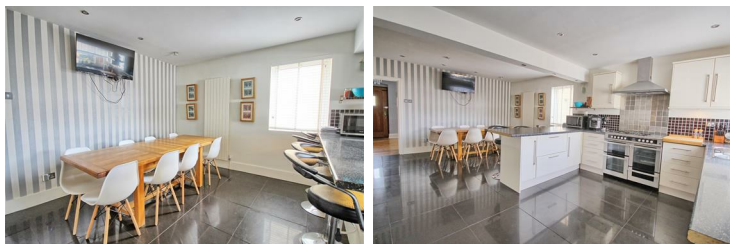
LIVING ROOM 16'10" x 11'0" (5.13m x 3.35m)



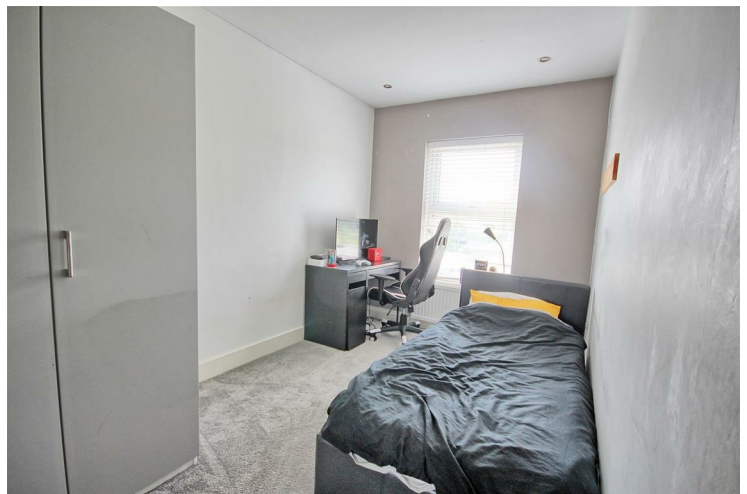
BEDROOM TWO 16'10" x 12'0" (5.13m x 3.66m)



KITCHEN/DINING ROOM 21'5" x 16'8" (6.53m x 5.08m)



BEDROOM THREE 14'0" x 7'10" (4.27m x 2.39m)



UTILITY ROOM



BEDROOM FOUR 10'0" x 8'6" (3.05m x 2.59m)



GROUND FLOOR CLOAKROOM

FIRST FLOOR LANDING

84 Station Road, Puckeridge, Herts, SG11 1TF

BATHROOM



DRIVEWAY



SECOND FLOOR

BEDROOM ONE 28'2" x 14'5" overall (8.6 x 4.4 overall)

EXTERIOR

REAR GARDEN



Paved and decked rear garden with flower and shrub borders, fenced perimeters.

GAMES ROOM/STUDIO 47'2" x 17'1" (14.4 x 5.23)



COUNCIL TAX BAND - D



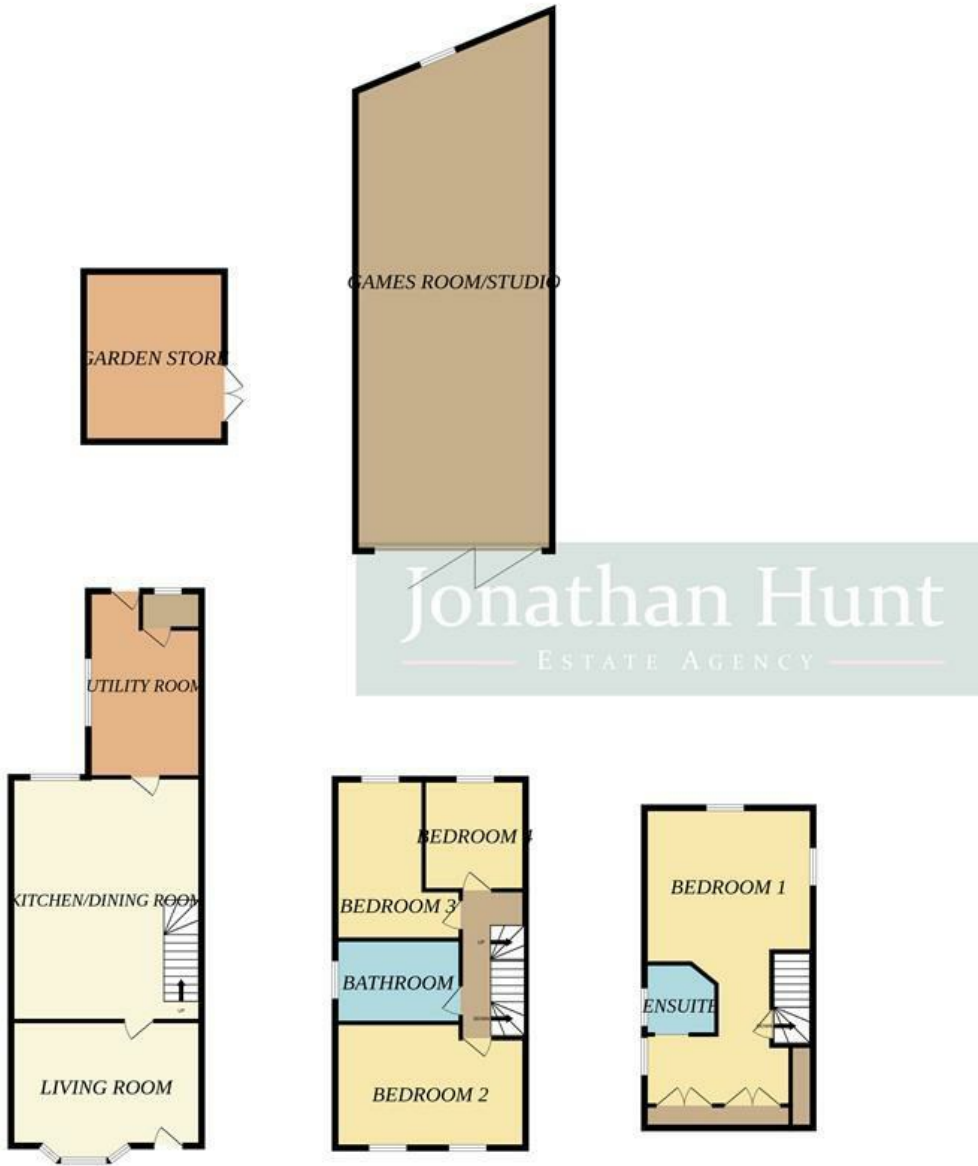
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
			79
		59	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
			73
		50	
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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