

# Jonathan Hunt

ESTATE AGENCY

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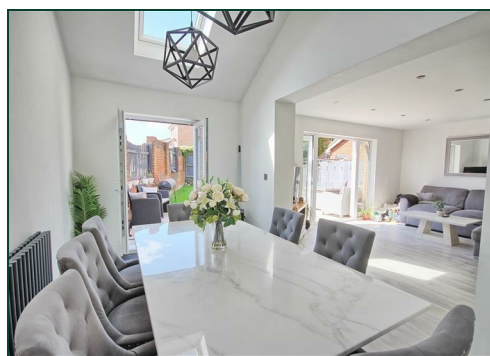
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**29 Tollsworth Way, Puckeridge, SG11 1UR**

**£550,000**

JONATHAN HUNT are pleased to offer this FOUR BEDROOM semi detached home located within a small modern development. The property has been extended to create a spacious open plan and modern family home. The property features a ground floor cloakroom, two ensuites and a family bathroom. Externally the garden enjoys a southerly aspect and there's parking for two cars.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

# 29 Tollsworth Way, Puckeridge, SG11 1UR

## ENTRANCE

## CLOAKROOM

## KITCHEN 28'6" x 14'11" max (8.7 x 4.55 max)



## LIVING ROOM



## DINING ROOM 16'4" x 7'10" (5 x 2.41)



## FIRST FLOOR

## BEDROOM TWO 11'5" x 10'5" excl wards (3.5 x 3.2 excl wards)



## ENSUITE

## BEDROOM THREE 11'1" x 8'2" (3.4 x 2.5)



## BEDROOM FOUR 7'10" x 6'6" (2.4 x 2)



## FAMILY BATHROOM



## SECOND FLOOR

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## BEDROOM ONE 14'3" x 9'10" (4.35 x 3)



## FRONT



## ENSUITE



## DRIVEWAY FOR TWO CARS



## DRESSING AREA

## REAR GARDEN



## RECREATIONAL COMMUNAL GARDENS



## EXTERIOR



## COUNCIL TAX BAND - E

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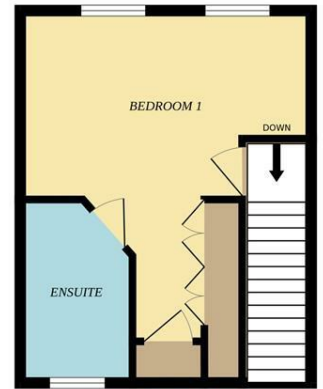
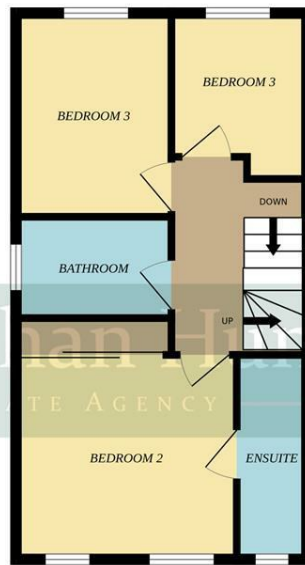
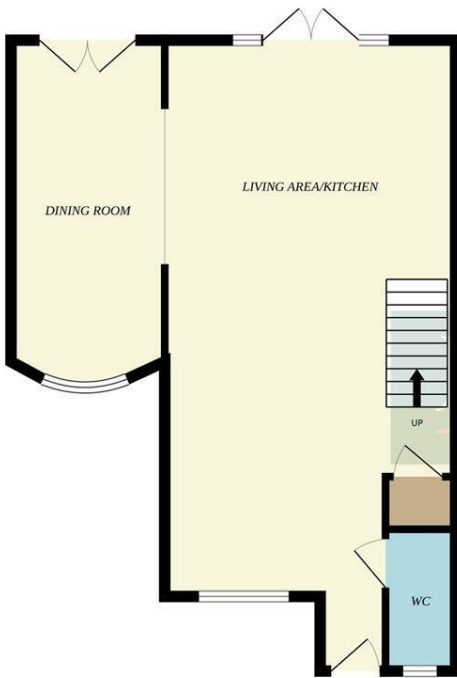
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp;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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
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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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