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ESTATE AGENCY

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86 Station Road, Puckeridge, Ware, SG11 1TF

Offers In Excess Of £499,995

EXTENDED 3 BEDROOM CHARACTER SEMI WITH GENEROUS GARDEN AND PARKING.....Perfectly placed for the local schools this non-estate 3 bedroom semi-detached family home provides scope to extend further (subject to the usual planning permissions) The Current owners have installed a lovely kitchen with integrated appliances and refitted the bathroom. Undoubtedly one of the highlights is the lovely 120 south facing rear garden whilst the property also provides a driveway to the front with additional parking to the rear. There are also 2 very useful outbuildings which would suit a variety of needs.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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RECEPTION HALL

LIVING ROOM 12'2" x 11'7" max (3.73 x 3.54 max)

KITCHEN 11'6" x 8'4" (3.53 x 2.56)

DINING AREA 11'5" x 9'1" (3.5 x 2.78)



BEDROOM 3 8'7" x 8'5" (2.64 x 2.58)



BATHROOM



STUDY/ADDITIONAL LIVING AREA 11'3" x 5'6" (3.45 x 1.69)

BEDROOM 1 11'6" x 9'1" (3.52 x 2.77)



GARDEN




BEDROOM 2 11'9" x 9'8" (3.59 x 2.96)




COUNCIL TAX BAND D

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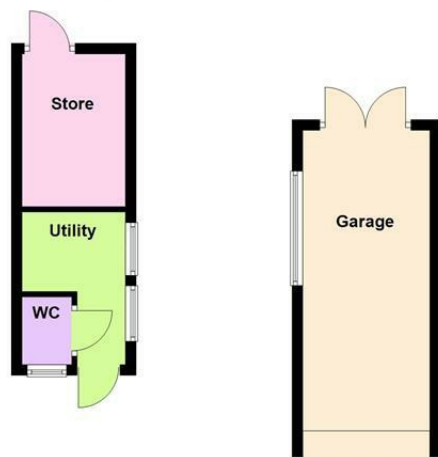


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	67	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	74	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

Ground Floor

Approx. 71.7 sq. metres (772.0 sq. feet)



First Floor

Approx. 38.8 sq. metres (417.2 sq. feet)



Total area: approx. 110.5 sq. metres (1189.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.