

Jonathan Hunt

ESTATE AGENCY

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20 Park Lane, Puckeridge, Hertfordshire, SG11 1SS

£630,000

QUIET CUL-DE-SAC FOR GREATLY EXTENDED SEMI DETACHED FAMILY HOME - This neatly presented 4 bedroom semi detached house benefits from a double-storey extension to the side whilst still offering scope to create your dream home by lending itself to a potential full-width open plan kitchen to the rear.. With a good size west facing garden to the rear the house currently provides 4 bedrooms with en-suite to master, family bathroom, large living room, separate dining room, kitchen/breakfast room, large utility/office, integral garage and a double width driveway to the front. The house is offered **CHAIN FREE**.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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FRONT ASPECT

LIVING ROOM 20'11" x 11'3" (6.4 x 3.45)



UTILITY ROOM 14'11" x 11'1" (4.55 x 3.39)



DOWNSTAIRS CLOAKROOM

MASTER BEDROOM 16'0" x 11'9" (4.89 x 3.59)



KITCHEN/BREAKFAST ROOM 19'8" x 8'10" (6 x 2.71)



EN-SUITE



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BEDROOM TWO 12'6" x 10'6" (3.82 x 3.21)



BATHROOM



BEDROOM THREE 11'3" x 9'8" (3.45 x 2.96)



GARDEN



BEDROOM FOUR 9'5" mx 7'3" (2.89 mx 2.22)



REAR ASPECT



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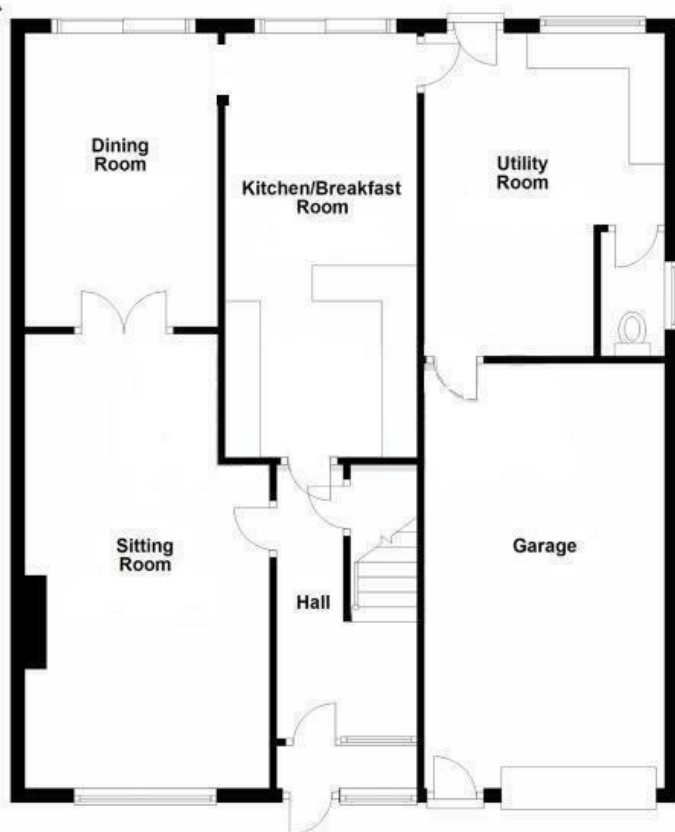


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	83
England & Wales	EU Directive 2002/91/EC	

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		
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Ground Floor



First Floor



Approx gross internal floor area 137 sqm (1475 sqft) excluding Garage