



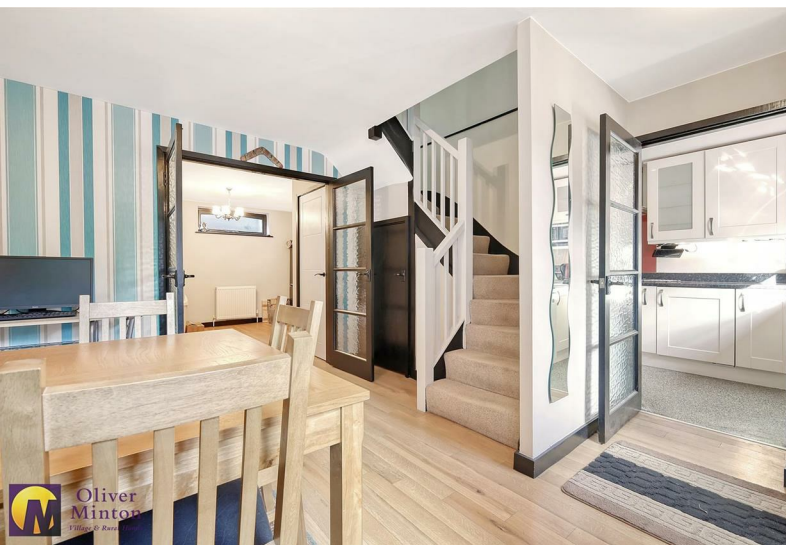
**Oliver
Minton**
Sales & Lettings

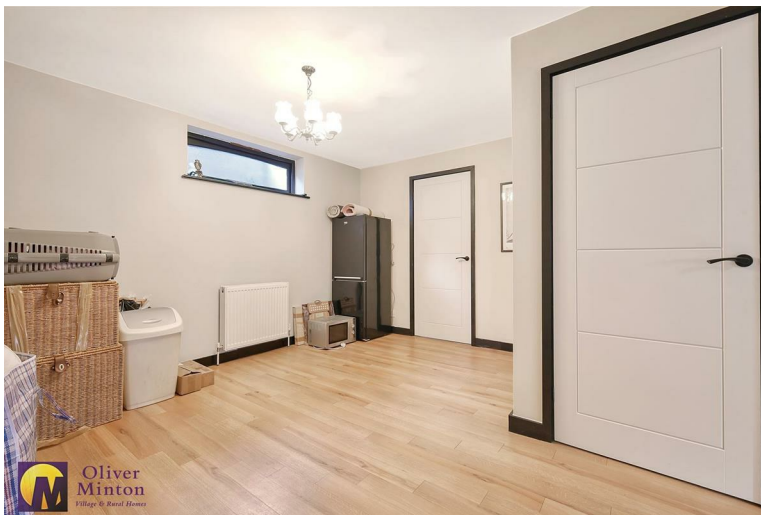
**3 Home Farm Court,
Puckeridge**

Hertfordshire SG11 1UU

Offers In The Region Of £485,000

With 1518 sq ft of accommodation arranged over 3 storeys, this super family home is tucked away in a lovely, convenient location just off the village High Street. Forming the end terrace of 3 barn conversions in a privately gated complex of just 8 properties converted in the late 1990's, this CHAIN FREE home features: GROUND FLOOR spacious reception hall, large dining room, utility room, cloakroom, kitchen: FIRST FLOOR lounge, bedroom 3, bedroom 4/study, shower room: SECOND FLOOR: 2 main double bedrooms with high vaulted ceilings and en-suite bathrooms. Outside, there is parking for 2 cars immediately to the front of the house, 2 garages, one with another parking space in front and a secluded rear garden with side access and direct access from the first floor lounge.





GROUND FLOOR

RECEPTION HALL 3.96m x 3.38m + staircase (13'0 x 11'1 + staircase)

Part glazed front door. Door to built-in broom cupboard. Glazed door to Kitchen. Radiator. Wood laminate floor. Staircase to first floor. Door to large understairs storage cupboard. Glazed double doors to Dining Room.

DINING / FAMILY ROOM 4.83m max x 3.61m max (15'10 max x 11'10 max)

High horizontal double glazed window to rear. Wood laminate floor. Door to built-in storage cupboard. Door to Cloakroom. Radiator. Door to Utility Room.

CLOAKROOM

Wood laminate floor. Radiator. White WC and wash hand basin. Extractor fan.



UTILITY ROOM 3.66m including cupboards x 1.42m (12'0 including cupboards x 4'8)

Fitted storage cupboards with double doors and further double doors to airing cupboard housing hot water cylinder, water softener and wall-mounted 'Worcester' gas fired boiler with 'Nest Smart' remote controlled thermostat. Plumbing for washing machine. Space for fridge/freezer. Space and vent for tumble dryer. Door to:

KITCHEN 3.96m x 1.93m (13'0 x 6'4)

Double glazed window to front. Fitted wall, base and drawer units and concealed lighting over work surfaces with complementary breakfast bar. Inset sink. Built-in gas hob with extractor hood above and built-in electric double ovens below. Integrated fridge. Dishwasher. 6-bottle wine fridge. Inset ceiling lights.

FIRST FLOOR (Rear Garden level)

LANDING

Stairs continuing to Second Floor.

LOUNGE 6.38m x 3.66m (20'11 x 12'0)

Double glazed window and double glazed French doors to rear garden. Brick chimney breast with inset wood burning stove. Radiator. Glazed door from landing. and internal windows.

BEDROOM THREE 3.96m x 1.93m (13'0 x 6'4)

Double glazed window to front. Radiator.

BEDROOM FOUR / STUDY 3.96m x 1.91m (13'0 x 6'3)

Double glazed window to front. Radiator.

SHOWER ROOM

Tiled shower cubicle with glazed door, wash hand basin and WC. Double glazed obscure window. Radiator.

SECOND FLOOR

LANDING

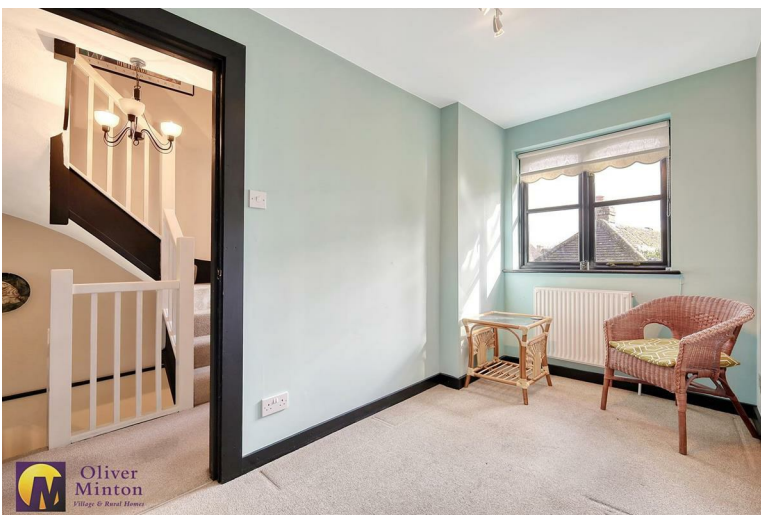
Door to built-in linen cupboard.

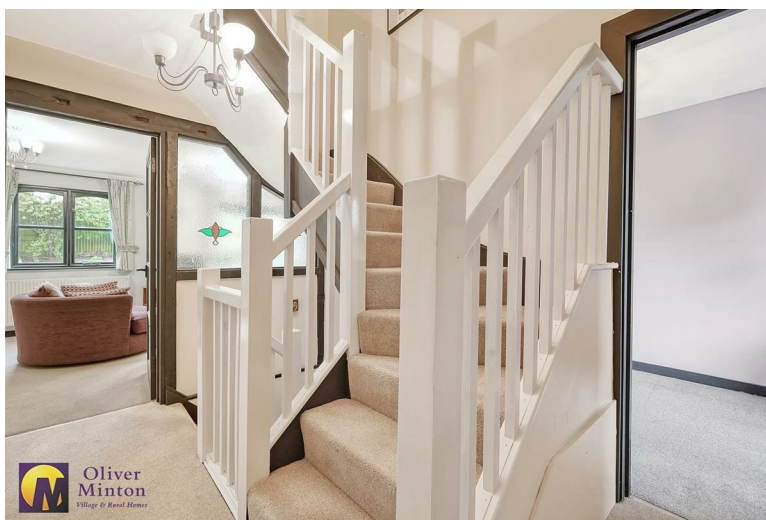
BEDROOM ONE 5.74m max x 3.28m narrowing to 1.32m + wardrobes (18'10 max x 10'9 narrowing to 4'4 + wardrobes)

Double glazed window to rear. Radiator. Obscure glazed internal window from landing. High vaulted ceiling. Range of tall fitted double wardrobes. Door to:

EN-SUITE BATHROOM 3.25m x 1.68m (10'8 x 5'6)

Corner glazed shower cubicle. panelled bath with hand shower attachment, pedestal hand basin and WC. Double glazed obscure window. Chrome heated towel rail. Extractor fan.





**BEDROOM TWO 5.74m max x 3.00m
narrowing to 1.65m (18'10 max x 9'10
narrowing to 5'5)**

Double glazed window to rear. Radiator. Vaulted high ceiling with exposed beams. Platform high level storage shelf. Door to:

**EN-SUITE BATHROOM 2.74m x 1.65m (9'0
x 5'5)**

White bath, WC and wash hand basin. Tiled shower cubicle with glazed door. Radiator. Double glazed obscure window. Part tiled walls. Extractor fan.

OUTSIDE

PARKING TO FRONT

Shingle parking area for 2 cars immediately in front of the house.

REAR GARDEN

Patio area leading to lawn with flower and shrub borders. Enclosed by panelled fencing. Garden storage shed.

GARAGE ONE EN-BLOC

Up and over door. Large mezzanine storage area. PARKING SPACE in front of garage.

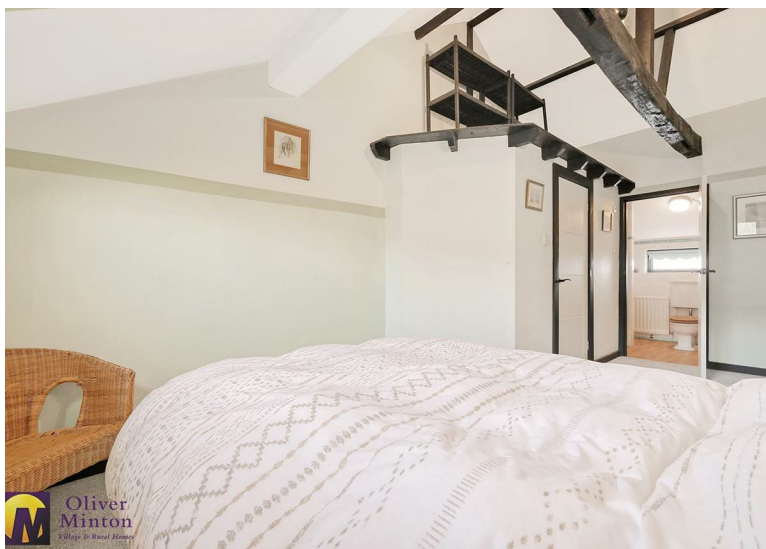
GARAGE 2 (Leasehold)

125 year lease from 25/12/1996. £10 per annum peppercorn rent. Adjacent to the front of the house. Power and light connected. Side access door.

AGENTS INFORMATION

All mains services are connected with mains water, sewerage, electricity and gas central heating to radiators.

Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk/>





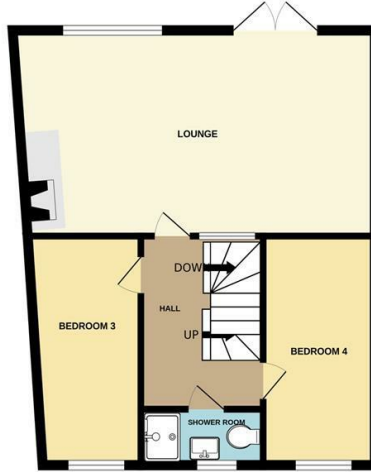
MORTGAGE ADVICE

Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 822999. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616

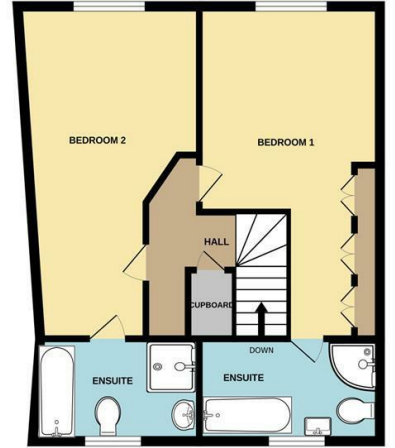
GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



2ND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA: 1518 sq.ft. (141.0 sq.m.) approx.

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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Tenure: Freehold

Council Tax Band: F

Viewing Arrangements:

Strictly by appointment


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01920 822999

Email: puckeridge@oliverminton.com

View all our properties at www.oliverminton.com

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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