



**Oliver  
Minton**  
*Sales & Lettings*

**36 High Street,  
Puckeridge**  
Herts SG11 1RN

**Offers In The Region Of £385,000**

With the rare benefit of a DETACHED GARAGE and parking to the rear, this character Grade 2 listed end of terrace period cottage has been completely refurbished to a high standard by the current sellers, adding a modern and stylish touch yet keeping its period features, such as exposed beams, brickwork and fireplaces, dating back to the 16th century. The cottage is conveniently located in the centre of Puckeridge, which benefits from good local amenities including shops and pubs. The accommodation comprises: sitting room, kitchen, 2 bedrooms, downstairs bathroom and gas fired central heating to radiators. Outside there is an attractive, generous size garden with rear access to a shared driveway with a detached garage and parking for 2 cars.





**SITTING ROOM 3.95 x 3.74 (12'11" x 12'3")**

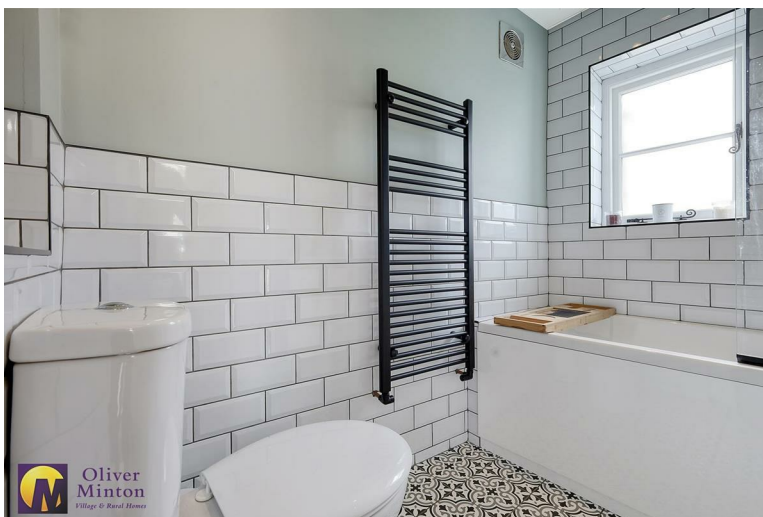
Secondary glazed window to front, radiator, brick feature fireplace, log burner, spotlights, in-built storage and meter cupboard.

**KITCHEN/BREAKFAST ROOM 3.86 x 3.3 (12'7" x 10'9")**

Range of stylish fitted wall and base units with solid bamboo wood work surfaces. 'Belfast' sink and mono bloc tap. Integrated hob, oven and extractor hood. Integrated washing machine, fridge/freezer and dishwasher and newly installed water softener. Radiator. Staircase to first floor with storage underneath. Opening to rear hallway. Wood flooring. Secondary glazed window to rear.

**REAR LOBBY**

Door to rear garden and door to bathroom.





## BATHROOM

Modern white suite comprising bath with shower attachment and mixer taps, hand basin, low level flush WC, part tiled walls, extractor fan. Tiled flooring with underfloor heating. Secondary glazed frosted window to rear.

## FIRST FLOOR

### LANDING

Staircase with attractive exposed brickwork and beams.

### BEDROOM 1 4.11 x 3.84 (13'6" x 12'7")

Secondary glazed window to front. Exposed beams. Radiator. Open fireplace with cast iron grate.

### BEDROOM 2 3.32 x 2.88 (10'10" x 9'5")

Secondary glazed window to rear. Radiator.

## OUTSIDE

### REAR GARDEN

Generous garden. Paved patio area with step up to area of immaculately-laid artificial lawn. Gravel area at the rear with generous storage shed, complete with power. Gate leading to shared driveway with garage and parking for two cars.

### DETACHED GARAGE & PARKING

Spacious modern garage with power.

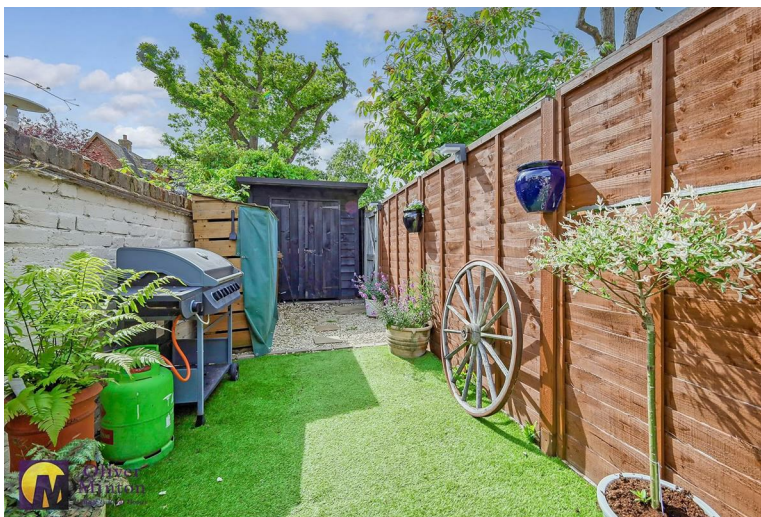
FURTHER PARKING AREA IN FRONT OF GARAGE, accessed via shared driveway from High Street to side of cottage.

### AGENTS NOTE

There is gas fired central heating to radiators, mains electricity, drainage and water. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>

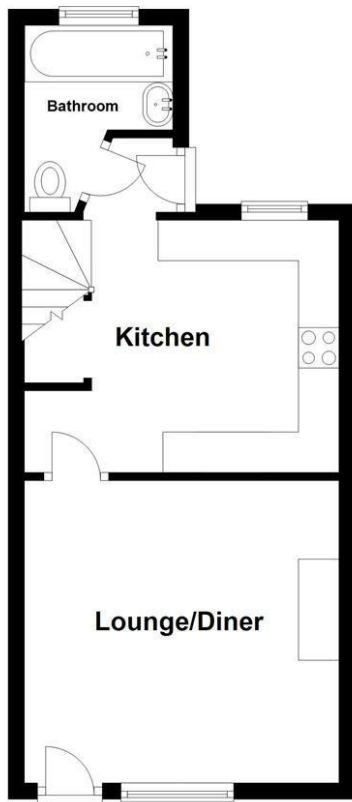
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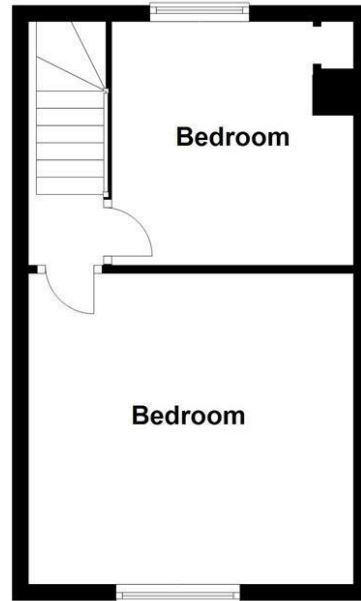
## Ground Floor

Approx. 31.4 sq. metres (338.0 sq. feet)



## First Floor

Approx. 28.4 sq. metres (305.3 sq. feet)



Total area: approx. 59.8 sq. metres (643.3 sq. feet)

**High Street**

**Tenure:** Freehold

**Council Tax Band:** D

**Viewing Arrangements:**

Strictly by appointment

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