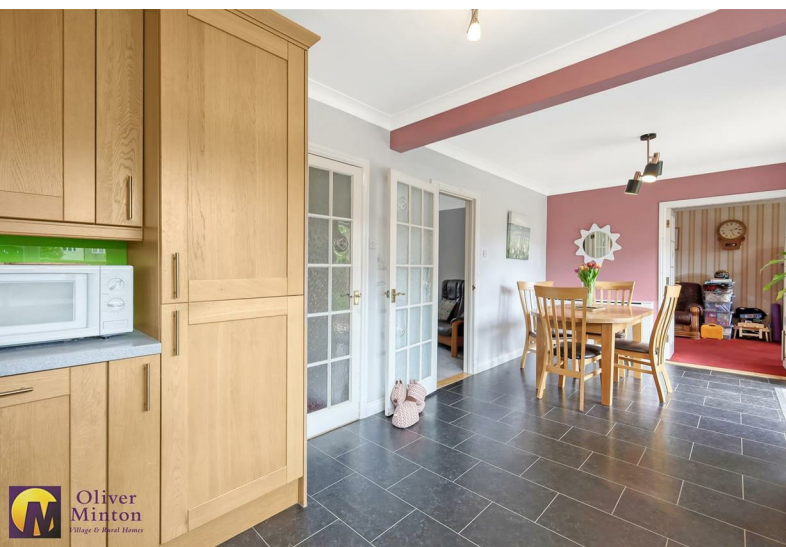




**Oliver
Minton**
Sales & Lettings

**3 Perowne Way,
Puckeridge**
Hertfordshire SG11 1SZ
Guide Price £650,000

Oliver Minton Village & Rural Homes are delighted to bring to market this spacious 5-bedroom detached house in Perowne Way, Puckeridge. Conveniently located a stone's throw from Roger De Clare First School & Ralph Sadleir Middle School, plus close to all the amenities that Puckeridge and Standon offer, this is a superb family home. The driveway offers plenty of parking, plus a garage which can fit an extra car or can be used for other purposes. The house benefits from large double-glazed windows throughout and gas central heating to radiators. The accommodation comprises: entrance porch, two reception rooms, open-plan fitted kitchen/diner, cloakroom, 5 bedrooms, en-suite and family bathroom. The rear garden is south-facing and mostly laid to lawn.



**Oliver
Minton**
Village & Rural Homes



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GROUND FLOOR

Porch

Front door. Frosted glass window to side. Door to garage. Door to:

Living Room 4.9 x 3.91 (16'0" x 12'9")

Large double glazed window to front, radiator.

Lounge 6.16 x 2.75 (20'2" x 9'0")

Dual aspect double glazed windows to front and rear. Two radiators.

Kitchen/Diner 6.63 x 2.95 (21'9" x 9'8")

Tiled flooring, double glazed windows overlooking rear garden. Frosted panelled doors to hallway and both reception rooms. Range of fitted base and wall-mounted units including in-built fridge freezer and dishwasher. Oven. Electric induction hob with extractor fan overhead.

Hallway

Door to cloakroom. Stairs to first floor.

Cloakroom

Obscure double glazed window to side. Low level w.c. Pedestal wash hand basin. Storage cupboard.

FIRST FLOOR





Landing

Access to part-boarded loft. Radiator. Double glazed frosted window to side. Doors to all bedrooms and family bathroom.

Master Bedroom 4.81 x 2.73 (15'9" x 8'11")

Large double glazed window to front. Radiator. Fitted wardrobes. Door to en-suite shower room.

En-Suite Shower Room

Part tiled walls. Chrome towel rail. Low level flush WC. Obscure double glazed windows to rear. Extractor fan. Walk-in enclosed shower cubicle.

Bedroom Two 3.43 x 3.19 (11'3" x 10'5")

Double glazed window to front. Radiator.

Bedroom Three 3.12 x 2.7 (10'2" x 8'10")

Double glazed window to front, radiator.

Bedroom Four 3.39 x 2.6 (11'1" x 8'6")

Double glazed window to rear. Radiator.

Bedroom Five 3.05 x 2.17 (10'0" x 7'1")

Double glazed window to rear. Radiator.

Bathroom 2.72 x 1.7 (8'11" x 5'6")

Frosted double-glazed window. Tiled walls. Low-level WC with flush. Wash hand basin with pedestal. Chrome towel rail.

OUTSIDE

Front Driveway

Brick paved, with ample parking.

Garage 5.3 x 2.6 (17'4" x 8'6")

Up-and over door. Door to porch. Plumbing for washing machine, sink unit. Fuse box. Wall-mounted gas fired boiler.

Rear Garden

South-facing aspect. Mostly laid to lawn with paved area at front. Paved pathway leading to storage shed. Side access to front. Outside water tap. Meter cupboard.

AGENTS NOTE

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

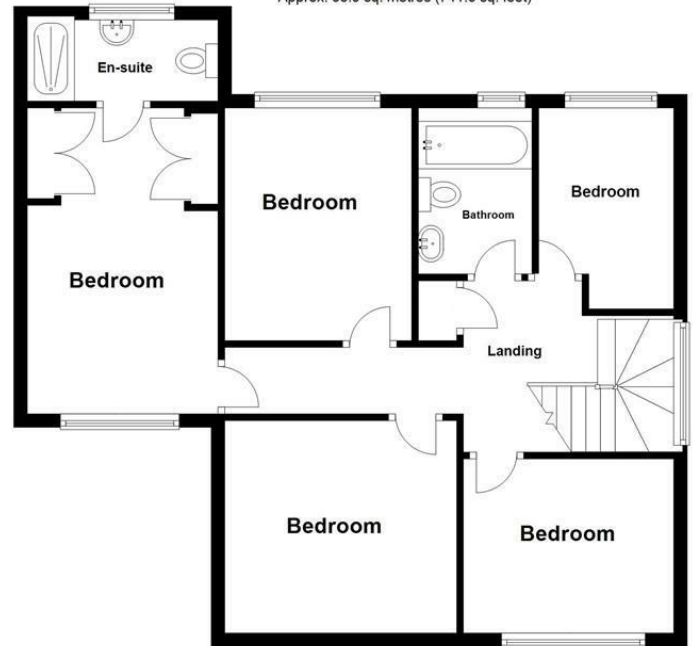
Ground Floor

Approx. 80.6 sq. metres (867.4 sq. feet)



First Floor

Approx. 68.9 sq. metres (741.6 sq. feet)



Total area: approx. 149.5 sq. metres (1609.0 sq. feet)

Perowne Way

Tenure: Freehold

Council Tax Band: E

Viewing Arrangements:

Strictly by appointment

28 High Street, Puckeridge, Hertfordshire, SG11 1RN

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		84
(69-80) C	68	
(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	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness.

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