



**Oliver  
Minton**  
*Sales & Lettings*

**100 Station Road,  
Puckeridge**

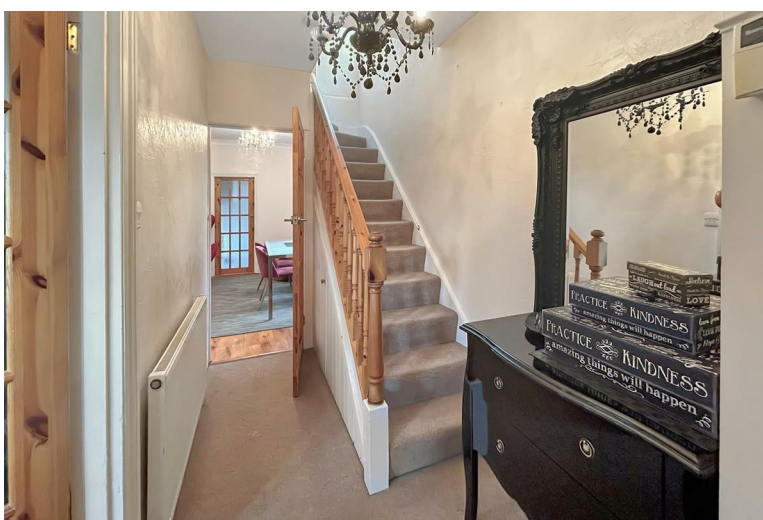
**Hertfordshire SG11 1TF**

**Price Guide £550,000**

Oliver Minton are delighted to present this attractive bay fronted semi-detached home set in a mature residential location, WITH PLANNING PERMISSION GRANTED FOR A DOUBLE STOREY SIDE EXTENSION. The accommodation at present comprises: Hall, lounge/dining room, separate sitting room, fitted kitchen, utility room leading to a shower room to ground floor, plus three bedrooms and family bathroom to the first floor. There is also off-street parking and a generous garden.







## ACCOMMODATION

Front door opening to:

### ENTRANCE PORCH 1.97 x 1.96 (6'5" x 6'5")

Windows to front and side, door to:

### HALLWAY

Stairs to first floor landing, radiator, doors to sitting room and dining room.

### SITTING ROOM 4.46 x 3.5 (14'7" x 11'5")

Bay window to front, fireplace, radiator x 2

### DINING ROOM 5.2 x 3.66 (17'0" x 12'0")

Window to side x 2, fireplace with wood burning stove, wood effect flooring, radiator, door to utility room.

### KITCHEN 3.33 x 3.16 (10'11" x 10'4")

Fitted with a range of wall and base units with work surfaces over. Sink and drainer unit. Integrated fridge/freezer, dishwasher, wood effect flooring. Double doors opening to rear garden.

### UTILITY ROOM 2.14 x 1.92 (7'0" x 6'3")

Built-in storage space. Door to side access. Door to:





### **SHOWER ROOM 2.02 x 1.22 (6'7" x 4'0")**

Suite comprising shower cubicle, part-tiled walls, tiled flooring, chrome heated towel rail. WC, inset wash hand basin. Window to rear.

### **FIRST FLOOR**

Landing with access to loft with light connected, doors to bedrooms and family bathroom.

### **BEDROOM ONE 3.63 (4.09 into bay window) x 3.35 (11'10" (13'5" into bay window) x 10'11" )**

With bay window to front, feature fireplace, radiator x 2.

### **BEDROOM TWO 3.63 x 3.40 (11'10" x 11'1")**

Window to rear, built-in storage cupboard, radiator, feature fireplace.

### **BEDROOM THREE 2.7 x 1.80 (8'10" x 5'10")**

Window to front, radiator.

### **FAMILY BATHROOM 2.46 x 1.73 (8'0" x 5'8")**

Fitted with a white suite comprising panel-enclosed bath, WC, inset hand basin, tiled walls, vanity unit with inset wash hand basin.

### **OUTSIDE**

To the front there is a large block paved driveway with parking for several vehicles.

### **REAR GARDEN**

Mainly laid to lawn with patio area to the front. Garden shed.

### **SERVICES**

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



### First Floor



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**Tenure:** Freehold

**Council Tax Band:** E

**Viewing Arrangements:**

Strictly by appointment


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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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