



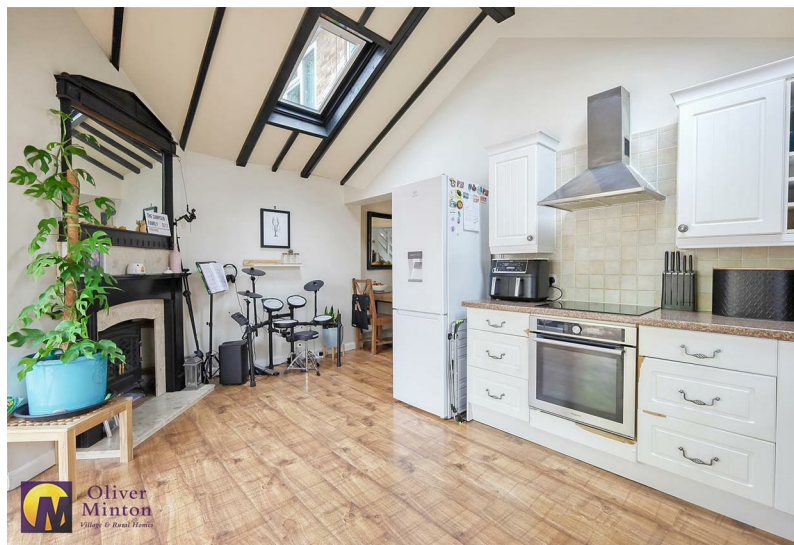
**Oliver  
Minton**  
*Sales & Lettings*

**66 Batchelors,  
Puckeridge**

**Hertfordshire SG11 1TJ**

**Asking Price £440,000**

Oliver Minton Village & Rural Homes are delighted to offer this excellent 3 bedroom semi-detached house located towards the end of a cul-de-sac in a popular residential area, within walking distance of the village schools and Health Centre. The house benefits from a ground floor extension with a superb vaulted ceiling, entrance porch, downstairs cloakroom, through lounge/dining room, kitchen, utility room, 3 bedrooms and first floor bathroom. There are Georgian style double glazed windows, gas central heating to radiators, a garage en-bloc and a mainly paved 35' x 22' rear garden. Puckeridge & Standon offer a variety of local shops, pubs, an excellent Farm Shop, whilst Stansted airport is approximately 25 minutes drive away and the A10 dual carriageway provides direct access to Ware, Hertford and the M25.

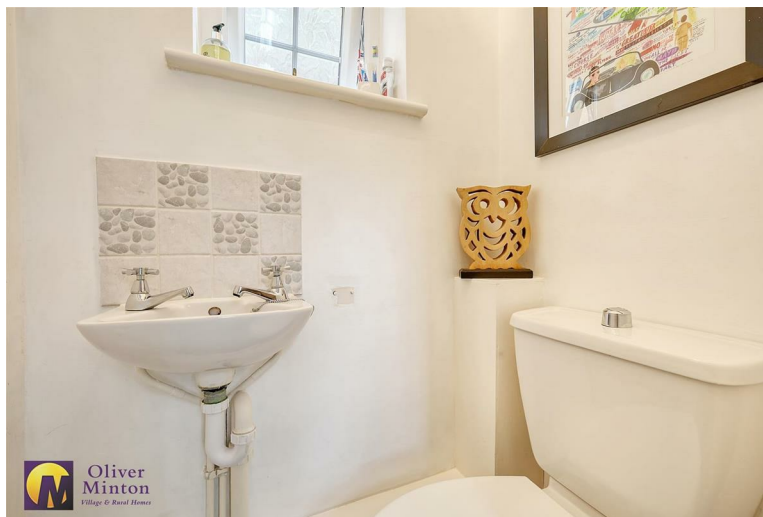


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### Entrance Entrance Porch

UPVC double glazed front door. uPVC double glazed obscure window to front. Radiator. Multi-pane inner door to Living Room. Door to:

### Downstairs Cloakroom

Low level flush WC, wall mounted wash hand basin. Obscured uPVC double glazed window. Radiator.

### Living Room 5.46m x 5.21m inc stairs (17'11 x 17'1 inc stairs)

Bright and spacious living room with uPVC double glazed bow window to front, 2 radiators, stairs to first floor landing. Open plan to:

### Dining Room 2.59m x 1.73m (8'6 x 5'8)

With wood effect laminate flooring. Radiator. Door to utility room. Open plan to:





### Utility Room 2.49m x 1.91m (8'2 x 6'3)

Fitted work surfaces. Space and plumbing for tumble dryer. Ceramic tiled floor. Large understairs storage recess housing wall-mounted 'Worcester' gas fired boiler and plumbing and space for washing machine.

### Extended Kitchen 5.11m x 4.06m into bay (16'9 x 13'4 into bay)

A stylish, spacious room with vaulted ceiling and two skylight windows providing natural light. uPVC double glazed window to side and walk-in bay with uPVC double glazed windows and uPVC double glazed double doors to rear garden. Range of wall and base units with roll edge work surfaces, inset one and half bowl ceramic sink with mixer tap with tiled surround. Built-in induction hob with stainless steel extractor hood above and electric oven below. Space for fridge/freezer. Wood effect laminate flooring. Feature corner fireplace with inset electric fire. Vertical panel radiator.



### First Floor Landing

Loft access, and doors to:

### Bedroom One 3.58m x 3.00m (11'9 x 9'10)

uPVC double glazed window to front. Radiator.



### Bedroom Two 3.68m x 2.97m + door recess (12'1 x 9'9 + door recess)

Double glazed window to front. Radiator.

### Bedroom Three 3.07m + door recess x 2.13m (10'1 + door recess x 7'0)

uPVC double glazed window to front. Wood laminate flooring. Built-in overstairs storage/linen cupboard. Radiator.

### Family Bathroom 2.11m x 1.91m (6'11 x 6'3)

uPVC obscure double glazed window to rear. Fitted three piece white suite comprising: panel bath with mixer tap and shower attachment, WC and wash hand basin with cupboard under. Chrome heated towel rail, part tiled walls, ceramic tiled floor.



### Outside

Casual parking at the front of the property. There is also the benefit of a garage en-bloc.

### Front Driveway

Stylish resin driveway with dropped kerb. EV charging point. Side access gate to rear garden.





### Private Rear Garden

Laid to patio with flower and shrub borders. Raised decking. Side access gate. External lighting and external water tap to side of house.

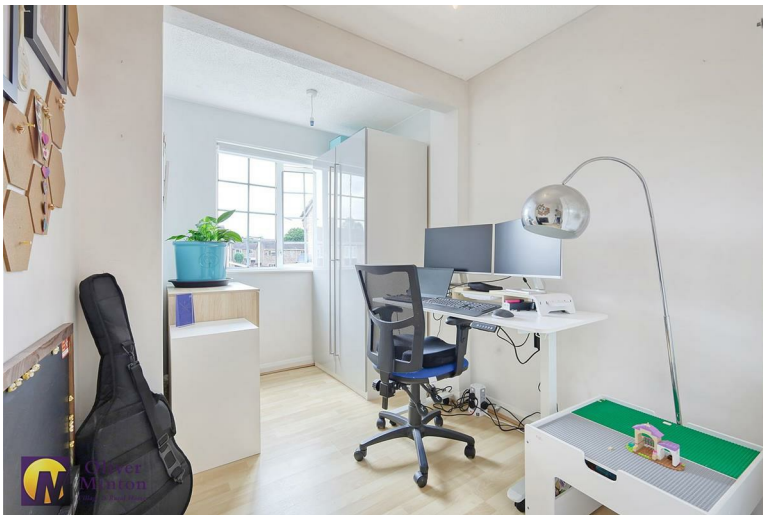
### GARAGE EN-BLOC

Single garage with up and over door.

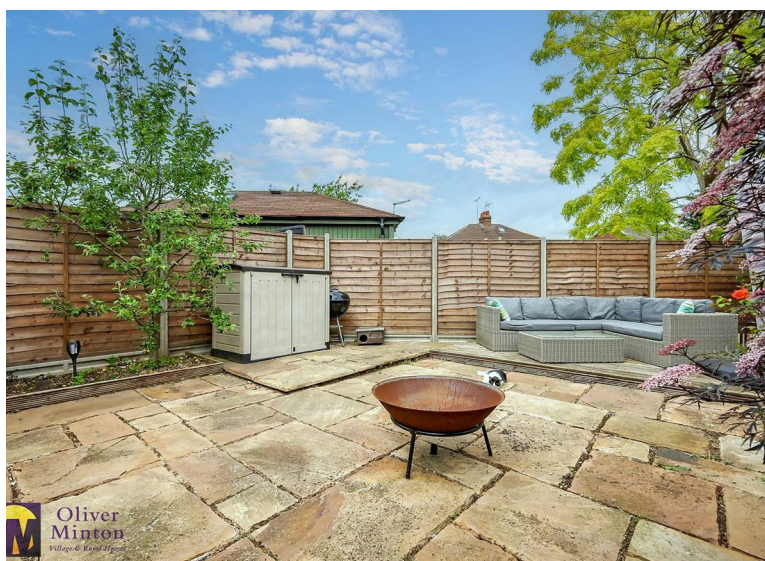
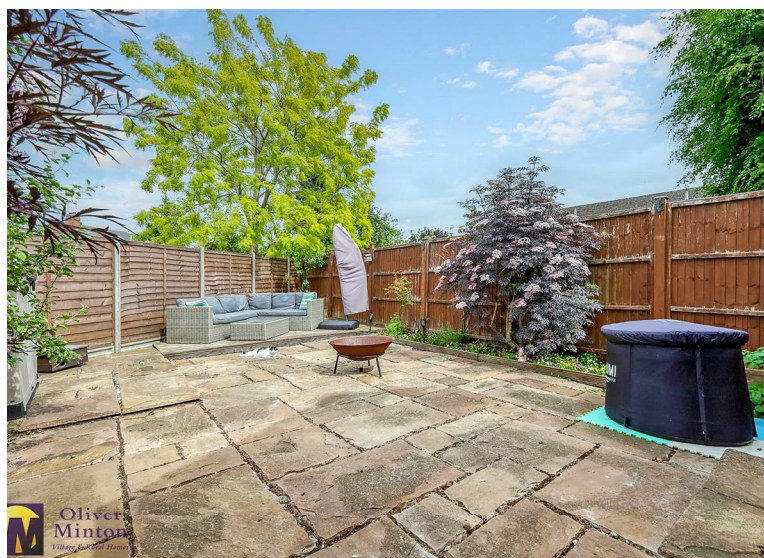
### AGENT NOTES

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/>



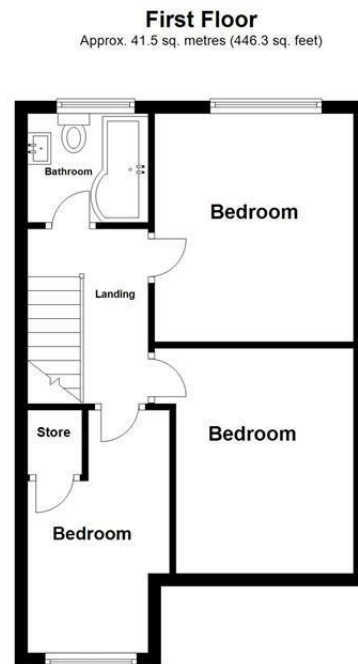
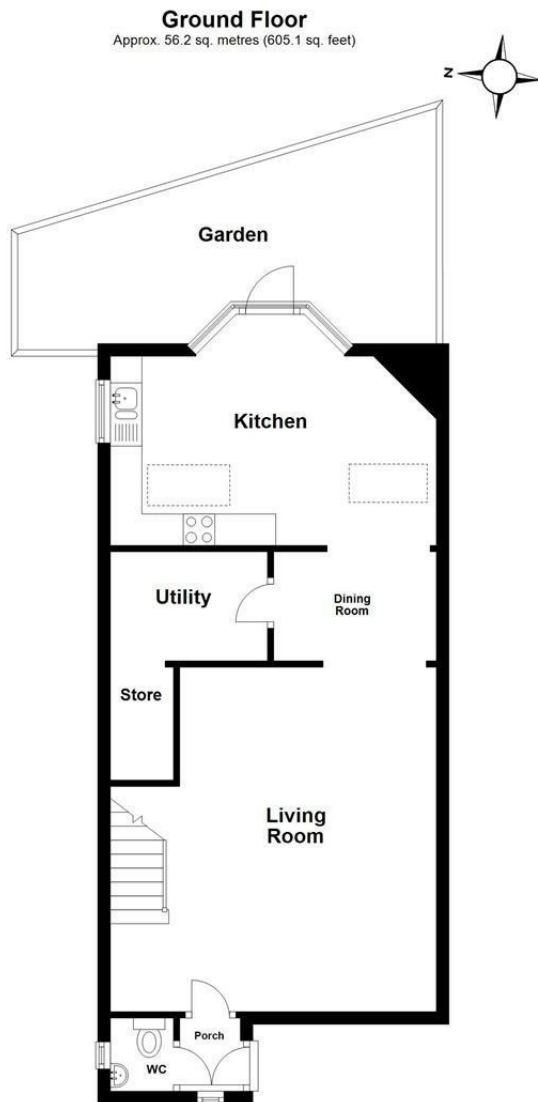




## MORTGAGE ADVICE

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





Total area: approx. 97.7 sq. metres (1051.3 sq. feet)

**Tenure:** Freehold

**Council Tax Band:** D

**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](http://www.oliverminton.com)**

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