



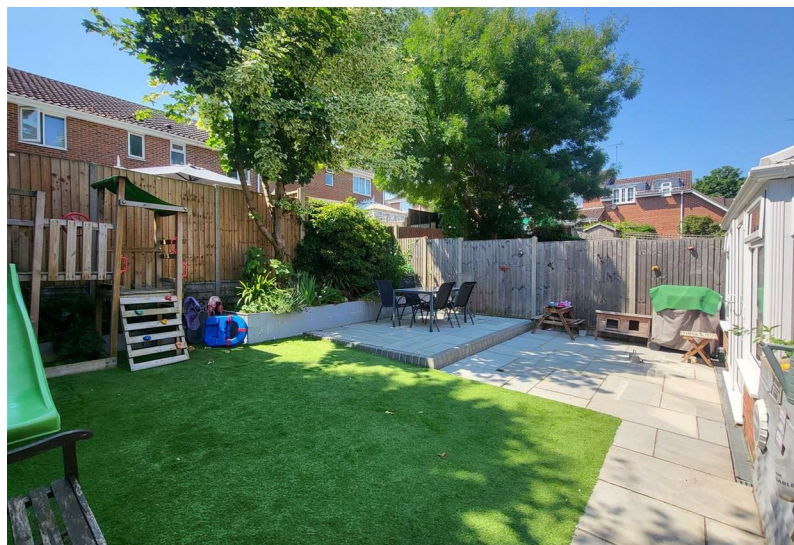
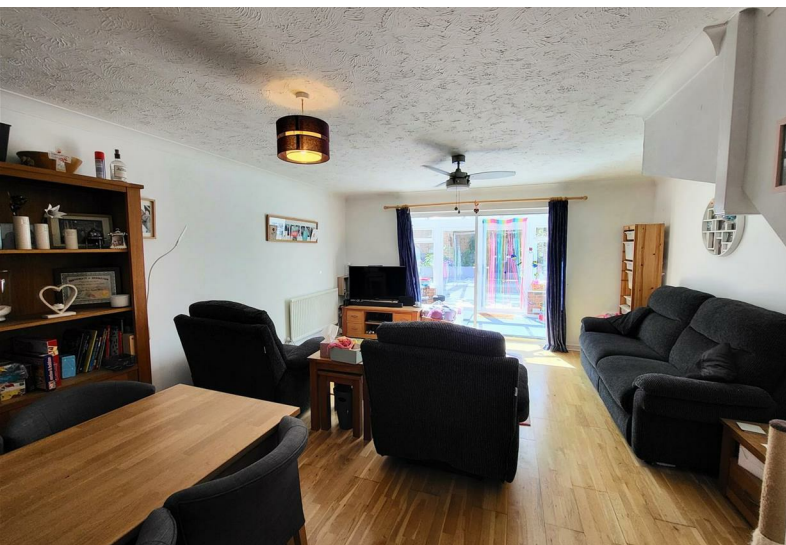
**Oliver  
Minton**  
*Sales & Lettings*

**1 Huntsman Close,  
Puckeridge**

**Herts SG11 1US**

**Asking Price £445,000**

A well presented three bedroom home situated close to the village centre. This property benefits from a landscaped, south-facing rear garden, gas central heating to radiators, uPVC double glazing, single garage, driveway and there is scope for a side extension SSTP. The accommodation comprises hallway, cloakroom, kitchen, lounge/dining room, conservatory, three bedrooms, bathroom and en suite. Puckeridge & Standon offer a variety of local shops, pubs, an excellent Farm Shop, whilst Stansted airport is approximately 20 minutes away and the A10 dual carriageway provides direct access to Ware, Hertford and the M25.







### HALLWAY

uPVC part glazed front door. Wood laminate flooring. Radiator. Stairs to first floor. Cupboard. Opening into:

### CLOAKROOM

uPVC double obscure glazed window to side. White suite comprising WC and contemporary wash basin on wash stand with mixer tap. Radiator. Wood laminate flooring.

### MODERN FITTED KITCHEN 3.02m x 2.11m (9'11 x 6'11)

uPVC double glazed window to front. Range of fitted wall, base and drawer units with work surfaces incorporating sink unit. Integrated gas hob, with extractor canopy hood above and built-in electric oven below. Plumbing for washing machine and space for fridge. Part tiled walls. Cupboard housing wall-mounted combination gas fired boiler.

### LOUNGE / DINING ROOM 5.54m x 4.57m (18'2 x 15'0)

Wood laminate flooring. Radiators. Double glazed sliding doors to:

### DOUBLE GLAZED CONSERVATORY 4.39m x 2.31m (14'5 x 7'7)

uPVC double glazed windows to side and rear. Double glazed French doors to garden. Personal; access door to garage.

### FIRST FLOOR LANDING

Built-in linen cupboard. Access hatch to loft.







**BEDROOM ONE 3.45m x 2.95m + wardrobes (11'4 x 9'8 + wardrobes)**

uPVC double glazed windows to front. Range of fitted wardrobes. Radiator. Door to:

**EN-SUITE SHOWER ROOM**

uPVC double obscure glazed window to front. White suite comprising WC and wash hand basin with cupboard under. Enclosed shower cubicle. Radiator. Tiled floor. Heated towel rail.

**BEDROOM TWO 3.30m x 2.46m (10'10 x 8'1)**

uPVC double glazed window to rear. Radiator.

**BEDROOM THREE 2.26m + wardrobe cupboard x 2.01m (7'5 + wardrobe cupboard x 6'7)**

uPVC double glazed window to rear. Fitted wardrobe. Radiator.

**FAMILY BATHROOM 2.46m x 1.50m (8'1 x 4'11)**

uPVC double obscure glazed window to side. Modern white suite comprising WC, wash basin with mixer tap and panelled bath with shower attachment. Ceramic tiled floor and complementary part tiled walls. Heated chrome towel rail.

**OUTSIDE**

**FRONT GARDEN & DRIVEWAY**

Tarmac driveway. Footpath to front door. Landscaped area with slate and planting. Side access to rear garden.

**SINGLE GARAGE 5.13m x 2.59m (16'10 x 8'6)**

Attached garage with loft storage area. Up and over door. Power and light. Door to conservatory. Potential for conversion.

**LANDSCAPED SOUTH-FACING REAR GARDEN 8.84m x 7.62m (29'0 x 25'0)**

Attractive, sunny garden with patio areas, artificial lawn and enclosed by panelled fencing.

**AGENTS NOTE**

Maintenance Fee - an annual payment of £320 is made as a contribution towards the upkeep of the communal areas within Huntsman Close.

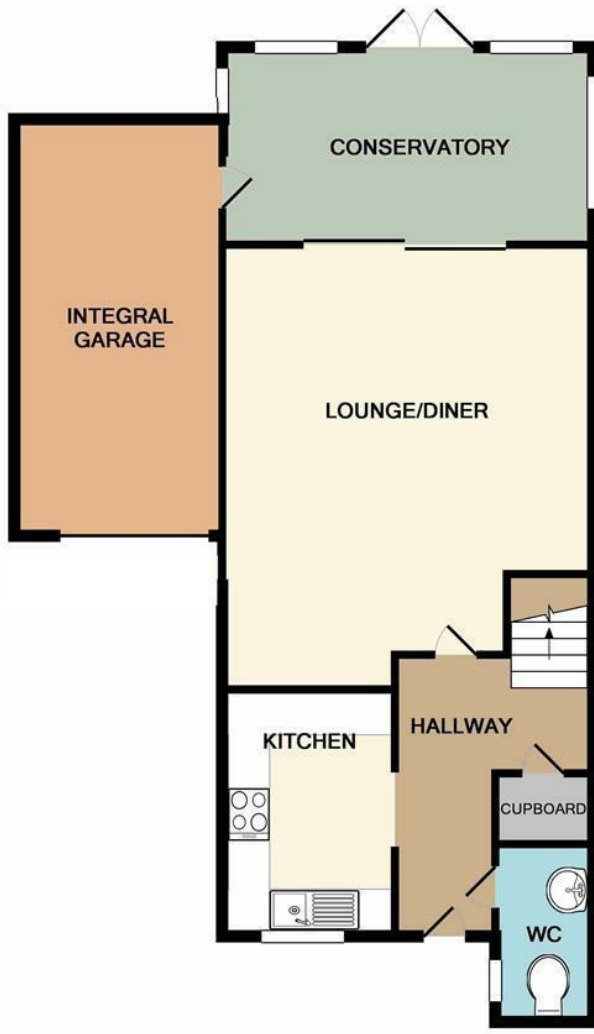
All mains services are connected with mains water, sewerage, electricity and gas central heating to radiators.

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

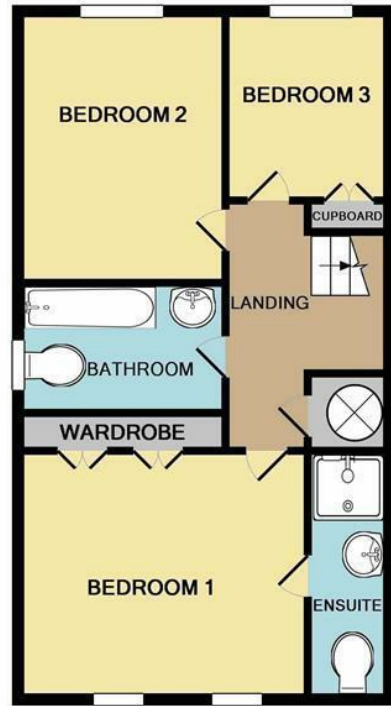


**MORTGAGE ADVICE**

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



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1076 SQ.FT. (100.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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:** E

**Viewing Arrangements:**

Strictly by appointment

28 High Street, Puckeridge, Hertfordshire, SG11 1RN

**01920 822999**

**Email:** puckeridge@oliverminton.com

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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>71</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	

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