



**Oliver
Minton**
Sales & Lettings

**20 High Street,
Puckeridge**
Herts SG11 1RN
Asking Price £450,000

Oliver Minton Village & Rural Homes are delighted to offer this superb CHAIN FREE 3 bedroom Grade II Listed cottage situated in the heart of Puckeridge within the Conservation Area. With a surprisingly wide, gorgeous garden, there is a lovely combination of modern luxuries and period character within the cottage and features include front sitting room with bay window, exposed beams and open fireplace, excellent open-plan L-shaped kitchen/dining room with dividing vertical beams, cloakroom, 2 first floor bedrooms, family bathroom and a very useful third bedroom on the second floor with staircase access. The Huntsman Close free Car Park is just a short walk away.





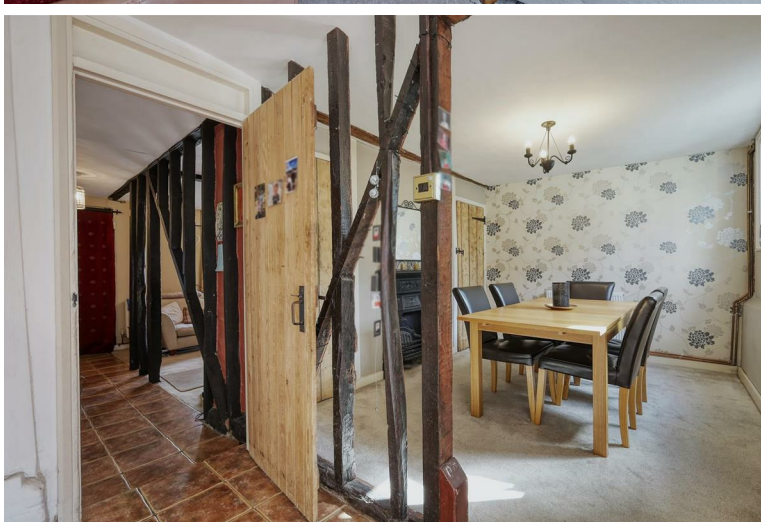
SITTING ROOM 4.32m x 3.56m to face of chimney breast + alcove + (14'2 x 11'8 to face of chimney breast + alcove + d)

Open fireplace. Exposed beams. Solid front door. Bay window to front with built-in storage cupboards under deep sill. Radiator. Door at rear to Kitchen. Further door to Inner Lobby.



DINING ROOM 3.53m x 2.69m (11'7 x 8'10)

Exposed beams. uPVC double glazed window to rear. Radiator. Attractive feature fireplace. Door to recessed shelved storage cupboard. Vertical beams dividing dining and kitchen areas. Door to Inner Hall.



SPLIT LEVEL KITCHEN

LOWER KITCHEN AREA 2.44m x 1.91m (8'0 x 6'3)

Adjacent to Dining Area, divided by vertical beams. Ceramic tiled floor continuing from front door. Step up to main kitchen area. Fitted wall and base units and concealed lighting over worktops.



MAIN KITCHEN AREA 2.90m average x 2.74m average (9'6 average x 9'0 average)

Ceramic tiled floor. Fitted base and drawer units with work surfaces incorporating sink unit. uPVC double glazed window to side. High ceiling with inset lights. Plumbing for washing machine. Radiator. Part tiled walls. Built-in 4-ring gas hob with 'Neff' electric oven below. Integrated 'Hotpoint' slimline dishwasher. Space for fridge/freezer. Step and multi-pane double doors at rear to:



REAR LOBBY

Ceramic tiled floor. uPVC double glazed French doors to rear garden. Wall-mounted 'Worcester' gas fired boiler. Folding concertina door to:

CLOAKROOM

Modern white WC. Ceramic tiled floor.

INNER LOBBY

Door to understairs storage cupboard. Staircase to first floor.

FIRST FLOOR LANDING

Exposed beams. Staircase to second floor. Doors to Bedrooms One and Two.



BEDROOM ONE 4.60m reducing to 3.61m x 3.48m (15'1 reducing to 11'10 x 11'5)

2 secondary glazed sash windows to front. Radiator. Exposed beams. Door to recessed wardrobe cupboard. Inset ceiling lights. Understairs storage cupboard. Door to:

BATHROOM 2.34m x 2.18m (7'8 x 7'2)

BEDROOM TWO 2.95m x 2.49m (9'8 x 8'2)

uPVC double glazed window to rear. Radiator.

SECOND FLOOR

BEDROOM THREE 3.45m x 2.46m (11'4 x 8'1)

Staircase from first floor landing with exposed beams and recessed eaves storage cupboards. Double glazed 'Velux' skylight window. Radiator.





OUTSIDE

There is convenient casual parking nearby in Huntsman Close - parking bays and a FREE public car park.

SUPERB REAR GARDEN

Wider than expected, the garden is a delight, with split level patio area leading to lawn with flower and shrub borders. Outside water tap. 2 timber garden sheds.

AGENTS 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/>



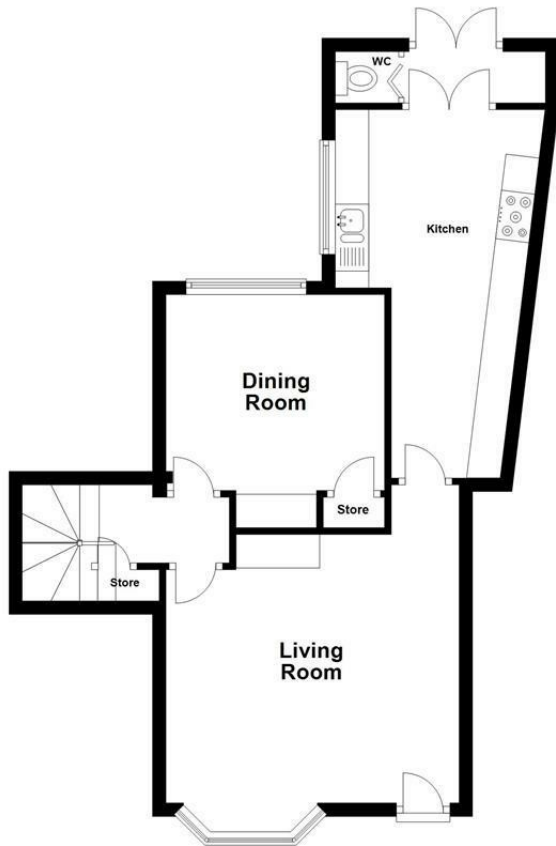


MORTGAGE ADVICE

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

Ground Floor

Approx. 50.9 sq. metres (547.6 sq. feet)



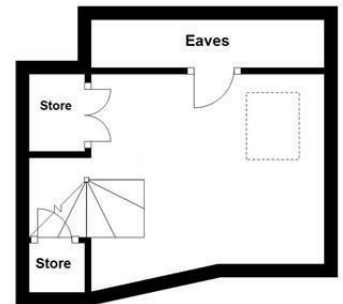
First Floor

Approx. 37.9 sq. metres (408.3 sq. feet)



Second Floor

Approx. 16.1 sq. metres (173.1 sq. feet)



Total area: approx. 104.9 sq. metres (1129.0 sq. feet)

High Street

Tenure: Freehold

Council Tax Band: D

Viewing Arrangements:

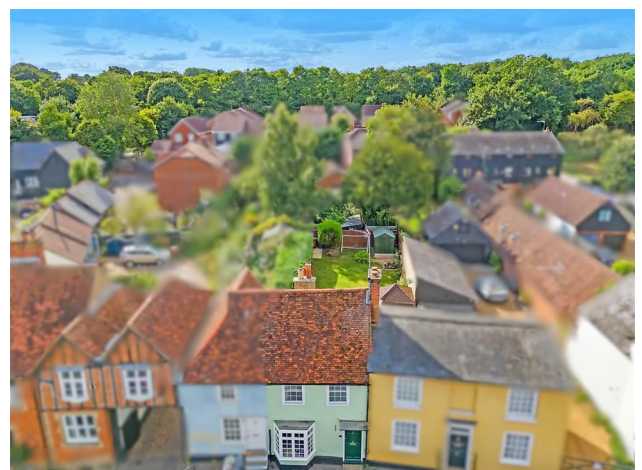
Strictly by appointment

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View all our properties at www.oliverminton.com



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