



**Oliver  
Minton**  
*Sales & Lettings*

**20 Park Lane  
Puckeridge  
Herts SG11 1SS  
Price Guide £645,000**



**\*\* NO ONWARD CHAIN \*\***

A spacious extended four bedroom semi-detached family home conveniently located in the heart of Puckeridge village within just a short walk from Roger De Clare First School, Ralph Sadleir Middle School and the well stocked village convenience store.

The property offers a super family layout and benefits from uPVC double glazing and gas central heating throughout.

The accommodation comprises: Enclosed entrance porch, spacious sitting room, separate interconnecting dining room, modern kitchen/breakfast room and large utility room with guest cloakroom/w.c.

Upstairs there are four bedrooms, the generous size principal bedroom enjoying en-suite facilities, plus a family bathroom.

There is plenty of driveway parking to the front, leading to the GARAGE and a fully enclosed, family friendly garden with paved terrace and lawn to the rear.

# 20 Park Lane

Puckeridge, SG11 1SS

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### Accommodation

Front door opening to:

### Enclosed Entrance Porch

Door opening to:

### Reception Hall

Traditional hallway with stairs rising to first floor.

### Sitting Room

6.40m x 3.45m (20'11" x 11'3")

Double glazed window to front. Feature fireplace with ornate surround and marble hearth.

### Dining Room

4.14m x 2.72m (13'6" x 8'11")

Double glazed sliding patio doors opening to the garden.

### Kitchen/Breakfast Room

6.00m x 2.71m (19'8" x 8'10")

Fitted with a range of wall and base units with complementary work surfaces over. Tiled splash-backs. Inset one and a half bowl sink and drainer. Built-in oven, hob and extractor fan.

### Utility Room

4.55m x 3.39m (14'11" x 11'1")

Spacious utility with double glazed door to outside. Space and plumbing for washing machine and tumble dryer. Door to garage.

### Cloakroom/ W.C

### Bedroom One

4.89m x 3.39m (16'0" x 11'1")

Double glazed window to front, Range of fitted bedroom furniture. Door to en-suite shower room.

### En-Suite Shower Room

Fitted with a modern white suite.

### Bedroom Two

3.82m x 3.21m (12'6" x 10'6")

### Bedroom Three

3.45m x 2.96m (11'3" x 9'8")

Double glazed window to rear.

### Bedroom Four

2.89m x 2.22m (9'5" x 7'3")

Double glazed window to front.

### Bathroom

Fitted with a modern white suite.

### Garage

### Rear Garden

### Services

All mains services connected. Gas fired central heating.

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





Road Map



Hybrid Map



Terrain Map



Floor Plan



Approx gross internal floor area 137 sqm (1475 sqft) excluding Garage

**Tenure:** Freehold

**Council Tax Band:** E

**Viewing arrangements**

Strictly by appointment

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		83
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	
(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		
England & Wales		EU Directive 2002/91/EC

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