



**Oliver
Minton**
Sales & Lettings

**27 Station Road,
Puckeridge**

Hertfordshire SG11 1SN

Asking Price £559,995

Oliver Minton Village & Rural Homes are delighted to present for sale this superbly extended and refurbished end terrace cottage offering a wonderful combination of character combined with modern style and luxury. With off-street parking and a secluded rear garden with useful outbuilding, further features include uPVC double glazing, gas heating to radiators, entrance porch, stylish living room, downstairs cloakroom, utility room, superb kitchen/diner, 3 bedrooms and luxury first floor bathroom. The excellent village schools are all with convenient walking distance, as is the doctor's surgery, community centre and playing fields and the High Street shops and amenities.





ENCLOSED ENTRANCE PORCH

uPVC double glazed sash windows. Composite front door with double glazed inserts. Inner door to:

STYLISH LIVING ROOM 6.48m x 35.36m (21'3 x 116)

A stunning room with square bay window to front with uPVC double glazed sash windows. Antique style radiator. Oak laminate flooring. uPVC double glazed window to side. Attractive exposed brickwork to one wall. Side doorway to Inner Lobby. Arched opening at rear to Kitchen/Diner.

INNER LOBBY

Stairs to first floor. uPVC double glazed sash window to front. Ceramic tiled floor. Door to:

CLOAKROOM

White WC with concealed cistern and wash hand basin. Ceramic tiled floor. Extractor fan.



SUPERB KITCHEN / DINING ROOM 5.69m x 3.38m (18'8 x 11'1)

Beautifully presented with double glazed picture windows and patio doors opening to rear garden. Fitted bespoke wall, base and drawer units with wood work surfaces. Matching central island breakfast bar with inset Butler sink. Plumbing for dishwasher. Oak laminate flooring. Fitted storage/larder units with central recess for large fridge/freezer. Inset ceiling lights. Large feature double glazed skylight window. Space for range cooker. Door to:



UTILITY ROOM 1.63m x 1.42m + cupboard (5'4 x 4'8 + cupboard)

Plumbing for washing machine. Ceramic tiled floor. Wooden work surfaces. Understairs storage cupboards. Side access door.

FIRST FLOOR SPLIT LEVEL LANDING

uPVC double glazed window to front.

BEDROOM ONE 3.45m x 3.28m + wardrobe (11'4 x 10'9 + wardrobe)

Twin uPVC double glazed sash windows to front. Vertical antique style radiator. Recessed wardrobe.



BEDROOM TWO 3.76m x 2.49m (12'4 x 8'2)

uPVC double glazed sash windows to rear. Antique style radiator.

BEDROOM THREE 2.51m x 2.34m (8'3 x 7'8)

uPVC double glazed sash window to rear. Antique style radiator. Recessed wardrobe area. Access hatch to loft. Arched opening from landing. (the owners are in the process of installing a stud partition wall and door to separate the bedroom area from the landing).

LUXURY FAMILY BATHROOM 2.62m x 1.93m (8'7 x 6'4)

A superb bathroom with white inset bath, large wet room style shower cubicle with glazed screen, wash hand basin with cupboard under. WC with concealed cistern. Ceramic tiled floor and complementary part tiled walls. Extractor fan. Inset ceiling lights. uPVC double glazed obscure sash window. High level double glazed 'Velux' style window.

OUTSIDE





SIDE DRIVEWAY

Shingle off-street parking for one car. Side access gate and pathway.

REAR GARDEN 11.58m x 7.32m (38 x 24)

Full width paved patio leading to lawn with pergola, flower and shrub borders. Enclosed by panelled fencing. Outside power points. Cat flap.

OUTBUILDING

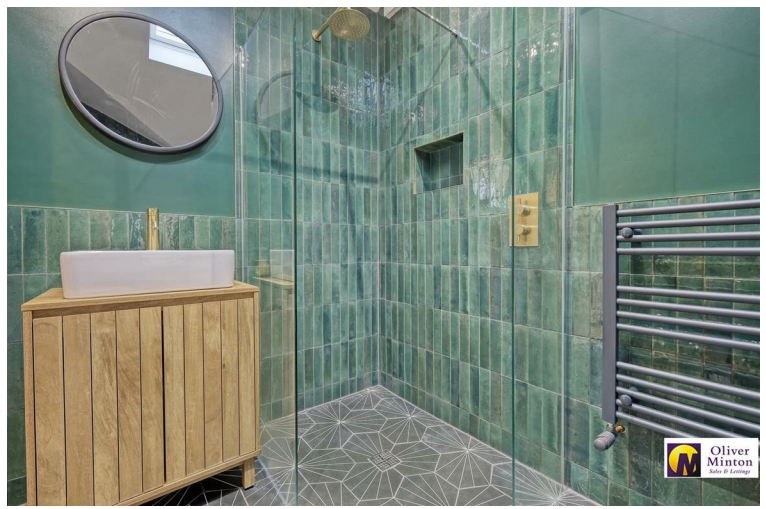
Corner outbuilding/workshop with double glazed sliding patio door. Power and light connected.

AGENTS NOTES

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

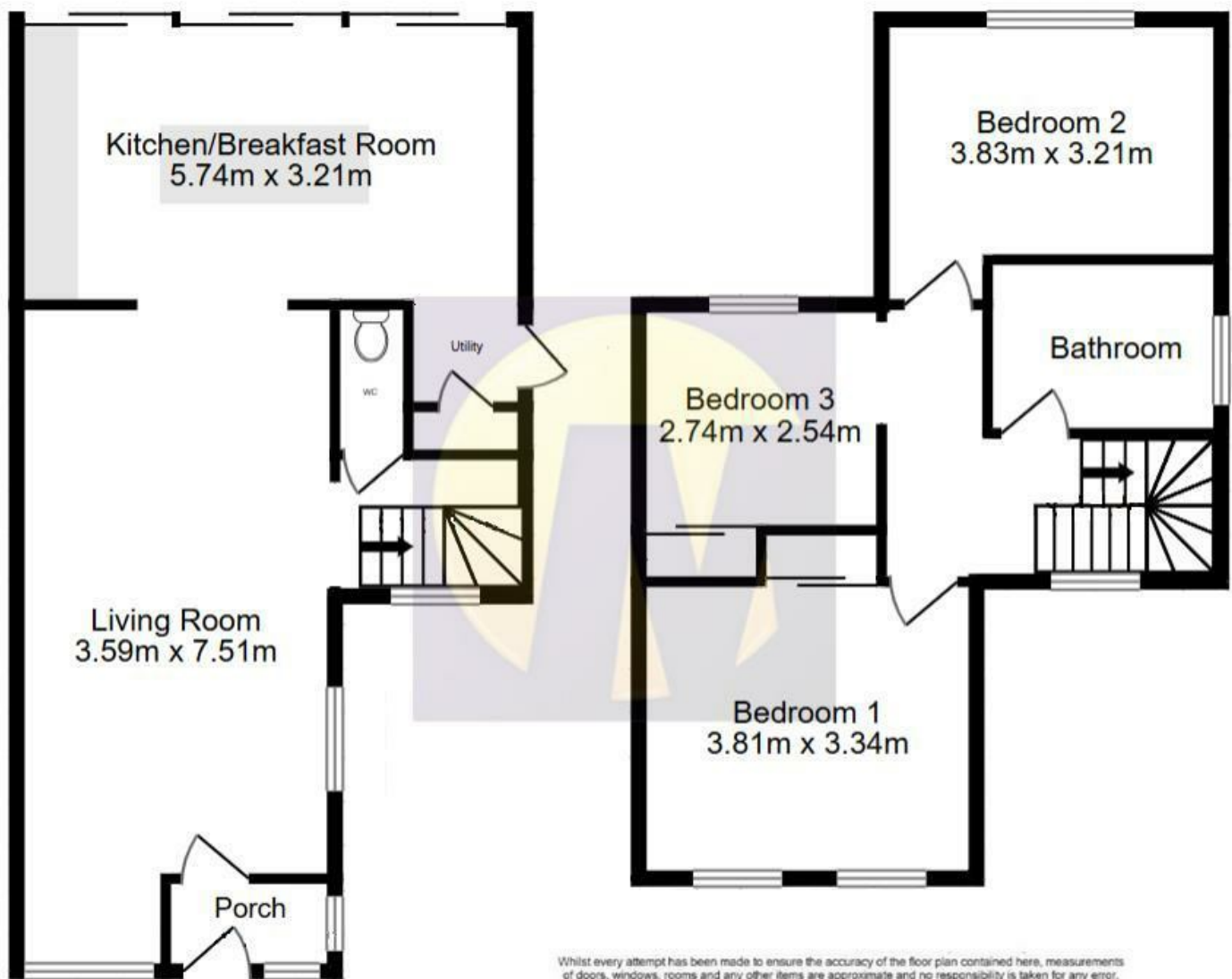
Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk/>





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



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.

Tenure: Freehold

Council Tax Band: D

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) A		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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