



**Oliver  
Minton**  
*Sales & Lettings*

**44 Station Road,  
Puckeridge  
Herts SG11 1TE  
Price Guide £550,000**

**SUPERB PROJECT AND CHAIN FREE:**

An attractive 1920's semi detached home set on a mature and established 0.19 acre plot. The house lays well back from the road, with gardens approaching 80ft to the front and around 100ft to the rear, where there is access to a **DOUBLE GARAGE**.







### Introduction

The property has been loved and enjoyed over someone's lifetime, having been in the same ownership for over 60 years and already benefits from gas central heating, Upvc double glazing, lovely stripped wood doors and a most attractive wood burning stove to the sitting room. There is now a fantastic opportunity for a new owner to either enhance and modernise the existing accommodation, or to take advantage of the fantastic scope to enlarge and extend (subject to the usual planning consents)



The layout at present comprises: Entrance hall, sitting room, dining room and kitchen and three bedrooms and bathroom on the first floor.

The convenient, non-estate location is close to the Junction of South Road and Station Road and within walking distance of both Standon & Puckeridge High Street's village amenities, shops, schools, health centre and recreation ground.





## ACCOMMODATION

Entrance door to side opening to:

### HALL

Stairs to first floor. Under stairs storage. Radiator.

### DINING ROOM 5.59m x 2.77m (18'4" x 9'1")

Dual aspect. Double glazed bow window to front and window to side. Two radiators. Double doors to sitting room.

### SITTING ROOM 6.65m x 3.65m (21'9" x 11'11")

Double glazed bow window to front. Fireplace with brick surround and stone hearth housing attractive wood burning stove in dark red enamel. Radiator. Sliding door opening to:

### KITCHEN 3.69m x 2.08m (12'1" x 6'9")

Fitted with a range of wall and base units with work surfaces over. Inset stainless steel sink and drainer. Tiled splash-backs. Space for range style cooker and tall fridge/freezer. Double glazed window to rear.

### LOBBY AREA

With door opening to rear garden and door to:

### UTILITY CUPBOARD

Walk-in cupboard with space and plumbing for automatic washing machine.

### FIRST FLOOR

Half landing with door to:

### W.C

Low flush w.c. and vanity wash hand basin. 'Dimplex' wall heater. Frosted window.

### LANDING

Upvc double glazed window. Radiator. Good size linen closet with original doors housing 'Worcester' gas fired combination boiler. Loft access hatch with pull down ladder.

### BEDROOM ONE 3.66m x 3.35m (12'0" x 10'11")

Double glazed window to front. Radiator. Built-in double wardrobe cupboard. Attractive cast iron fireplace (not in use)

### BEDROOM TWO 3.35m x 2.84m (10'11" x 9'3")

Double glazed window to front. Radiator. Attractive cast iron fireplace (not in use)





### **BEDROOM THREE 3.31m x 2.72m (10'10" x 8'11")**

Double glazed window to rear. Radiator. Recessed storage cupboard.

### **BATHROOM**

Panel enclosed bath. Low flush w.c. Vanity wash hand basin. Radiator. Double glazed frosted window.

### **EXTERIOR**

### **FRIONT GARDEN 26m (approx) (85'3" (approx))**

Pedestrian gate and pathway up to the entrance door. Raised seating area. Mainly laid to lawn.

### **REAR GARDEN 30m (approx) (98'5" (approx))**

Mainly laid to lawn. Large timber garden shed. Greenhouse.

### **GARAGE 6.15m x 4.90m (20'2" x 16'0")**

With electronically operated door (untested) Power and light connected. Inspection pit. The garage is situated to the far rear of the garden and is accessed via a small service lane that runs adjacent to the property. This lane is shared with some neighbouring properties who also have garages to the rear of their homes.

### **SERVICES**

The property is connected to mains water, drainage and electricity. The property is heated by mains gas fired combination boiler to radiators.

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







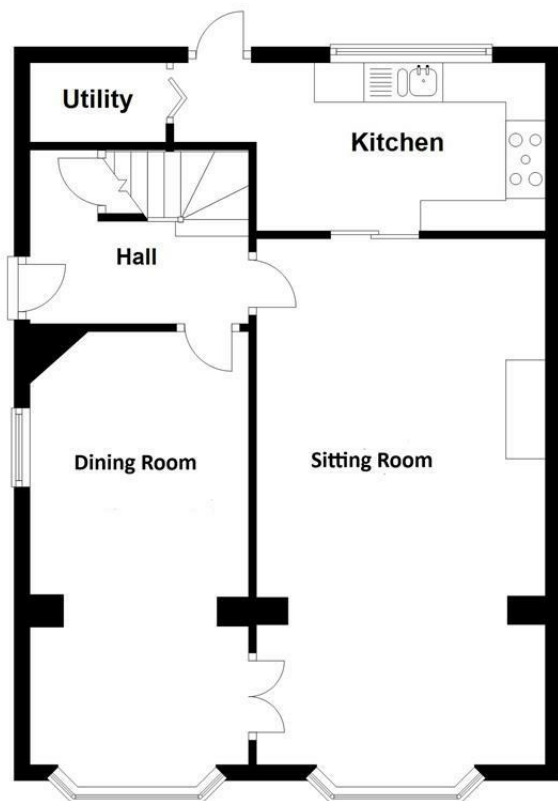
## MORTGAGE ADVICE

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



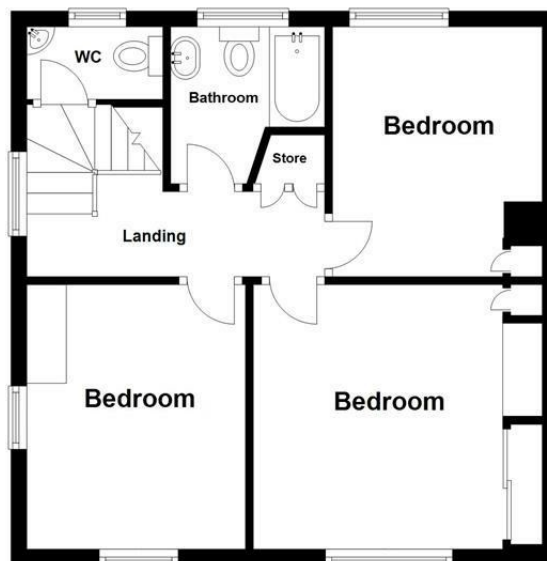
## Ground Floor

Approx. 58.7 sq. metres (631.3 sq. feet)



## First Floor

Approx. 44.1 sq. metres (474.5 sq. feet)



Total area: approx. 102.7 sq. metres (1105.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Plan produced using PlanUp.

Station Road

**Tenure:** Freehold

**Council Tax Band:** D

**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>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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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