



**Oliver
Minton**



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Minton**
Sales & Lettings

**23 Buntingford Road,
Puckeridge**
Hertfordshire SG11 1RT
Price Guide £600,000

Formerly a public house, Oliver Minton Village & Rural Homes are delighted to offer this super and deceptively spacious 'character' home, located towards the northern end of Puckeridge High Street. The original building dates back to the 1700s, but the property has been extended and altered over time and benefits from off-street parking. This stylish end-terrace house is beautifully presented and features include a spacious living room with wood burner, fitted kitchen, separate dining room, utility room, 3 double bedrooms, family bathroom and a delightful secluded rear garden with an office. There is gas central heating to radiators and double glazing. The property is not listed.



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SPACIOUS ENTRANCE HALL 5.44m x 2.57m (17'10 x 8'5)

Front door. Double glazed window to front. Radiator. Staircase to first floor. Wooden floor. Door to understairs storage cupboard. Door to:

LIVING ROOM 7.82m x 4.32m including chimney breast (25'8 x 14'2 including chimney breast)

2 double glazed windows to front. 3 radiators. Brick fireplace with wood burning stove. Quarry tiled floor. Part glazed door at rear to kitchen. Side opening to:

STUDY AREA 2.97m x 2.54m (9'9 x 8'4)

Dual aspect double glazed windows to rear. Quarry tiled floor. Radiator.





KITCHEN 3.40m x 3.38m (11'2 x 11'1)

Double glazed window to side. Range of fitted wall, base and drawer units with concealed lighting over work surfaces incorporating sink unit. Built-in 'Bosch' electric double oven and gas hob with extractor unit above. Quarry tiled floor. Plumbing for dishwasher. Space for fridge/freezer. Door to recessed storage cupboard housing water softener. Door at rear to:

DINING ROOM 3.58m x 2.54m (11'9 x 8'4)

2 double glazed windows to side. Quarry tiled floor. Radiator. Door to built-in airing cupboard housing wall-mounted 'Vaillant' gas fired boiler. Door to rear garden.

UTILITY ROOM 1.98m x 1.83m (6'6 x 6'0)

Double glazed window. Quarry tiled floor. Radiator. Plumbing for washing machine and space for tumble dryer and freezer. Step up and concertina door to:

CLOAKROOM

Ceramic tiled floor. Wash hand basin, WC. Radiator. Double glazed obscure window. Part tongue and groove panelled walls.



FIRST FLOOR LANDING

Wooden boarded floor. Radiator. Double glazed window.

BEDROOM ONE 5.13m x 4.37m narrowing to 4.27m (16'10 x 14'4 narrowing to 14'0)

2 double glazed windows to front. 2 radiators.

BEDROOM TWO 2.69m x 2.64m main bedroom area + 2.69m x 1.50m dr (8'10 x 8'8 main bedroom area + 8'10 x 4'11 dressin)

Dual aspect double glazed windows to front and side. Wooden boarded floor. Radiator. Access hatch to loft space.



BEDROOM THREE 4.42m narrowing to 3.18m x 2.59m (14'6 narrowing to 10'5 x 8'6)

Double glazed window to rear. Radiator. Wooden boarded floor.





BATHROOM 2.49m x 2.24m (8'2 x 7'4)

Double-glazed window to rear. Part tongue and groove panelled walls. White bathroom suite, comprising: panel enclosed bath with separate shower unit, with tiled wall and shower curtain/screen. Low level flush WC. Pedestal sink with chrome and brass taps. Built in cupboard housing water cylinder, with more storage above. Radiator.

OUTSIDE

DRIVEWAY

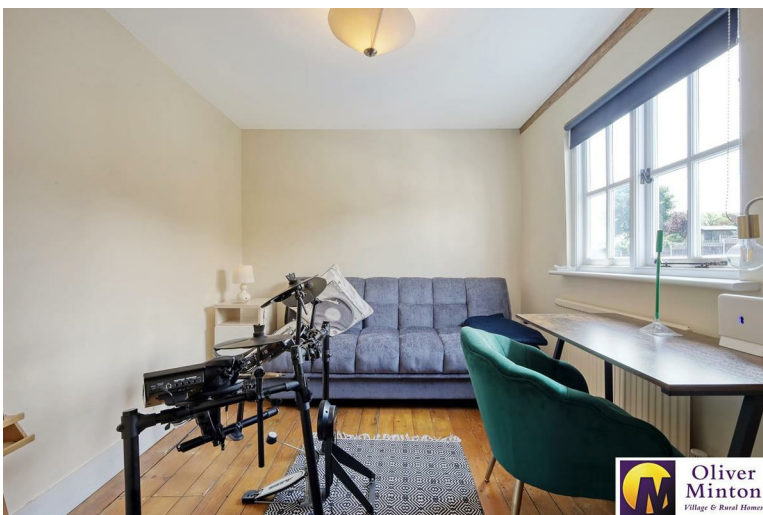
Driveway to side of property. Space for two cars. 5-bar gate through to rear garden.

SECLUDED REAR GARDEN

83' depth from Study window, with 60' lawn. Large paved patio area adjoining back of house. Picket fence through to lawn area, with mature flower and shrub borders. Two timber sheds. Outside water tap.

HOME OFFICE 3.58m x 2.18m (11'9 x 7'2)

With heating, fast internet and multiple power sockets.





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

First Floor

Tenure: Freehold

Council Tax Band: F

Viewing Arrangements:

Strictly by appointment

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	55	
(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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