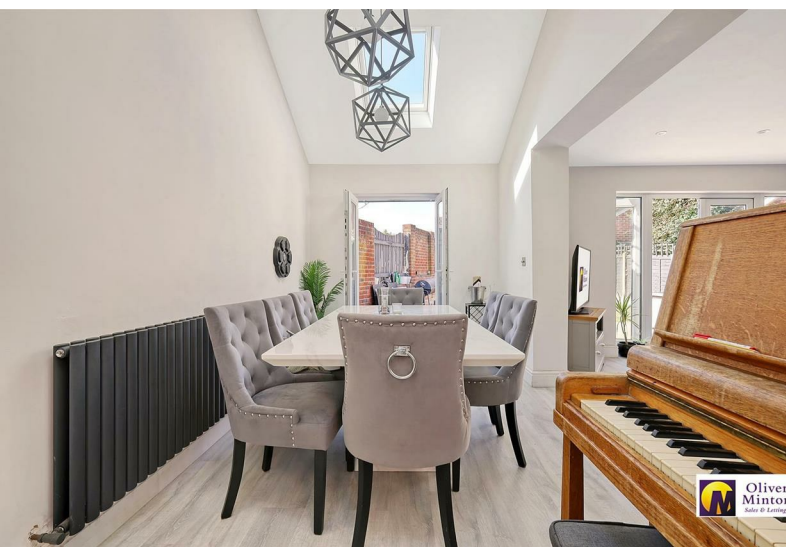




**Oliver
Minton**
Sales & Lettings

**29 Tollsworth Way,
Puckeridge**
Herts SG11 1UR
Guide Price £550,000

Oliver Minton are delighted to offer this stylish four bedroom detached home that is situated in a popular residential location, close to the centre and High Street of the historic Puckeridge village. The property has been extended to create a spacious open plan and modern family home. The property offers accommodation comprising Enclosed entrance porch open to hall, cloakroom/wc, fitted kitchen/lounge, dining room. To the first floor there are three good size bedrooms with en-suite facilities to the largest of the three and a separate family bathroom. To the second floor, there is a large master bedroom with walk-in dressing area and en-suite bathroom. The property also benefits from an enclosed south-facing rear garden, and off-street parking for two vehicles.





ACCOMMODATION:

Front door to enclosed porch which is open plan to:

ENTRANCE HALL

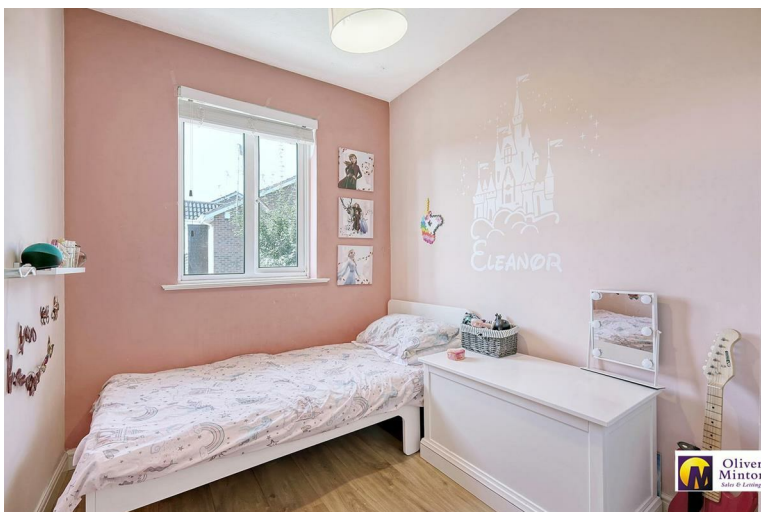
Stairs rising to first floor. Storage cupboard. Upvc obscured double glazed window to side. Door to:

CLOAKROOM/W.C.

Fitted with a white suite comprising: Low level w.c. and wash hand basin. Contemporary style radiator. Double glazed frosted window to front.

OPEN PLAN KITCHEN/LOUNGE 8.7 x 4.55 (28'6" x 14'11")





KITCHEN

Fitted with a range of matching wall and base units with work tops over. Inset one and a half bowl sink and drainer with mixer tap. Built-in washing machine. Built-in electric oven and hob with extractor canopy over. Built-in fridge/freezer and dishwasher. Wood laminate floor. uPVC double-glazed window to front. Inset ceiling lights. Pendant ceiling lights.

LOUNGE

uPVC double-glazed doors leading to rear garden. Inset ceiling lights. Wood laminate floor. Vertical contemporary-style radiator. Leading into:

DINING ROOM 5.0 (into bay window) x 2.4 (16'4" (into bay window) x 7'10")

Wood laminate flooring. uPVC double glazed doors to rear garden. uPVC velux window.

FIRST FLOOR

Doors off to bedrooms and family bathroom. Stairs to second floor.

BATHROOM

Fitted with a white suite comprising: Wood panel enclosed bath with mixer tap and hand held shower attachment. Pedestal wash hand basin. Low level w.c. Wood panelling to half height. Chrome heated towel rail. Upvc double glazed obscured window.

BEDROOM TWO 3.45 x 2.92 (11'4" x 9'7")

Upvc double glazed window to front aspect. Built-in wardrobe cupboards. Radiator. Wood laminate floor. Door to:

EN-SUITE SHOWER ROOM

Fitted with a fully tiled shower cubicle with power shower. Low level w.c. Wall mounted wash hand basin. Upvc obscured double glazed window to front.

BEDROOM THREE 3.33 x 2.46 (10'11" x 8'1")

uPVC double glazed window to rear. Radiator.



BEDROOM FOUR 2.31 x 1.98 (7'7" x 6'6")

uPVC double glazed window to rear aspect. Radiator.

SECOND FLOOR

BEDROOM ONE 4.2 x 3.0 (13'9" x 9'10")

Two sets of uPVC double glazed windows to front. Inset ceiling lights. Two radiators. Door to ensuite.

WALK-IN DRESSING AREA

EN SUITE BATHROOM 3.0 x 1.7 (9'10" x 5'6")

Tiled floor and partly tiled walls. Freestanding bathtub and walk-in shower cubicle with rainfall shower, and hand-held shower attachment. uPVC velux window. Low level flush WC and wash basin. Extractor fan. Inset ceiling lights.

EXTERIOR

To the front of the property there is off street parking for two vehicles.

REAR GARDEN

Fully enclosed rear garden which is mainly laid to lawn.

AGENTS NOTES

Mains services connected: Electricity, gas central heating, mains drainage.

There is an annual maintenance charge of circa £250 paid to Huntsman Gate (Puckeridge) Management Co Ltd, towards the upkeep of the communal areas in the road.

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

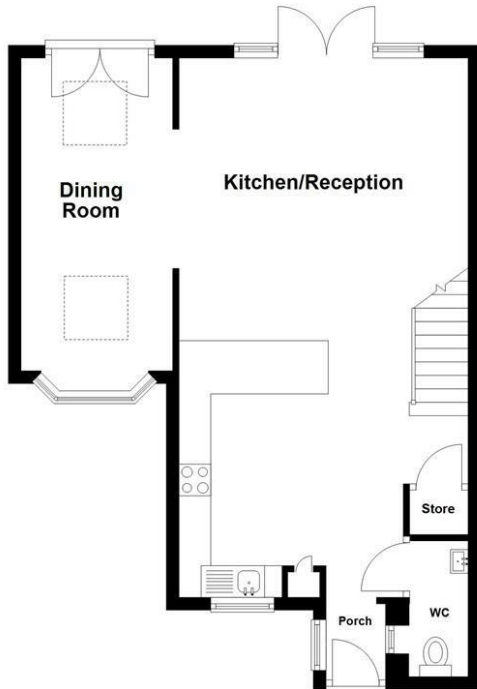


MORTGAGE ADVICE

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

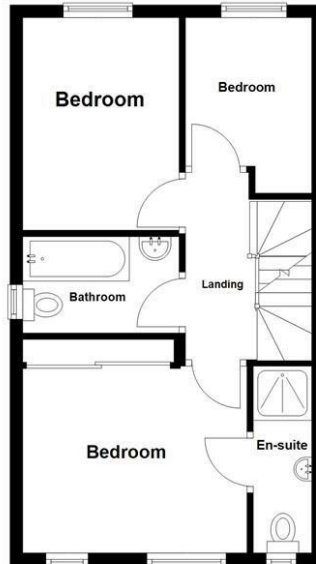
Ground Floor

Approx. 54.0 sq. metres (580.8 sq. feet)



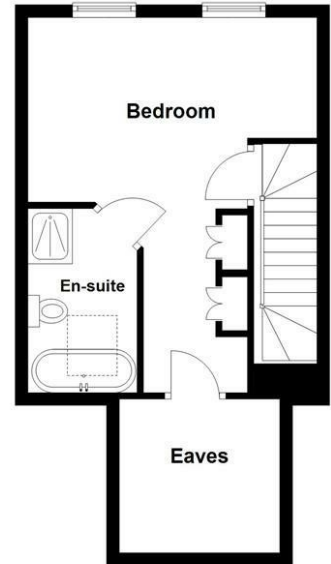
First Floor

Approx. 38.4 sq. metres (413.7 sq. feet)



Second Floor

Approx. 33.3 sq. metres (358.2 sq. feet)



Total area: approx. 125.7 sq. metres (1352.8 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Tollsworth Way

Tenure: Freehold

Council Tax Band: E

Viewing Arrangements:

Strictly by appointment

28 High Street, Puckeridge, Hertfordshire, SG11 1RN

01920 822999

Email: puckeridge@oliverminton.com

View all our properties at www.oliverminton.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(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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