



84 Station Road, Puckeridge Herts, SG11 1TF

Asking Price £510,000

Oliver Minton Village & Rural Homes are delighted to offer this CHAIN-FREE four bedroom semi-detached family home. Within close walking distance of Roger De Clare First School & Nursery, Ralph Sadleir Middle School, the local health centre and the community centre and playing fields, the accommodation comprises: Living room, spacious open-plan kitchen/dining area, large utility room/study, downstairs cloakroom, 3 first floor bedrooms, family bathroom plus a spacious second floor attic bedroom with en-suite which could be used as a great guest suite or 'den' for a lucky teenage son or daughter! There is a long rear garden with large store/workshop, a large studio/games room and off-street parking for 2 cars to the front.











# Living Room 5.12 x 3.33 (16'9" x 10'11")

Front door. Double-glazed bay window to front. Wood effect flooring. Radiator. Door to:

# Spacious Kitchen/Dining Room 6.58 x 5.13 (21'7" x 16'9")

A fantastic family/entertaining room. 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. Gas oven and hob with extractor canopy over. Tiled flooring. Vertical radiator. uPVC double-glazed window to rear. Inset ceiling lights. Stairs to first floor.

# Utility Room / Study 4.76 x 3.33 (15'7" x 10'11")

Double-glazed window to side. Worktops with built-in base storage units. Space and plumbing for washing machine and tumble dryer. Radiator. Inset ceiling lights. Doors to rear garden and to cloakroom.









### **Downstairs Cloakroom**

Contemporary white suite comprising WC, wall hung sink with storage drawer below.
'Worcester' combination gas fired boiler.
Frosted double-glazed window to rear.

# **First Floor Landing**

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

# Bedroom One 5.21 x 3.34 (17'1" x 10'11")

Double-glazed windows to front. Inset ceiling lights. Radiator.

# Bedroom Three 4.29 x 2.44 (14'0" x 8'0")

Double-glazed window to rear. Radiator. Inset ceiling lights.

# Bedroom Four 3.06 x 2.57 (10'0" x 8'5")

Double-glazed window to rear. Radiator. Inset ceiling lights.

# Family Bathroom 3.41 x 2.19 (11'2" x 7'2")

Frosted double-glazed window to side. Free-standing bath tub with shower attachment. Separate shower cubicle. Contemporary white suite comprising WC, sink with storage drawers below. Heated towel rail.

### **Second Floor**

Double-glazed velux style window. Storage cupboard above stairs.

# Bedroom Two / Guest Suite 8.63 x 4.45 (28'3" x 14'7")

Large bedroom with sloping roof eaves and part wooden flooring. Double-glazed window. Eaves storage. Radiator.

# **En-Suite Shower Room**

Double-glazed window to side. Contemporary white suite comprising WC, sink with storage drawer. Heated towel rail. Tiled flooring and walls. Shower cubicle.

### **Outside**

### Driveway

Parking for 2 cars.

# Long Rear Garden

A mainly paved garden with side access gate.

Large detached storage building/workshop.



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# Impressive Games Room / Studio 12.80m x 5.18m (42' x 17'0)

Currently used as a studio / games room. uPVC doors to rear garden.

# **Agents Notes**

Mains gas, electricity, water and drainage are connected.

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



Total area: approx. 249.3 sq. metres (2682.9 sq. feet)

All measurements have been failsen as a guide to prospective buyers only and are not procise. This plan is for full replace purposes only and are necessarily or efficiency on the plan in the full replace purposes on the purpose of the purpose of

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Station Road

**Tenure:** Freehold

Council Tax Band: D

# **Viewing Arrangements:**

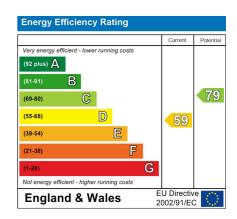
Strictly by appointment

28 High Street, Puckeridge, Hertfordshire, SG11 1RN

01920 822999

Email: puckeridge@oliverminton.com

View all our properties at www.oliverminton.com



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