



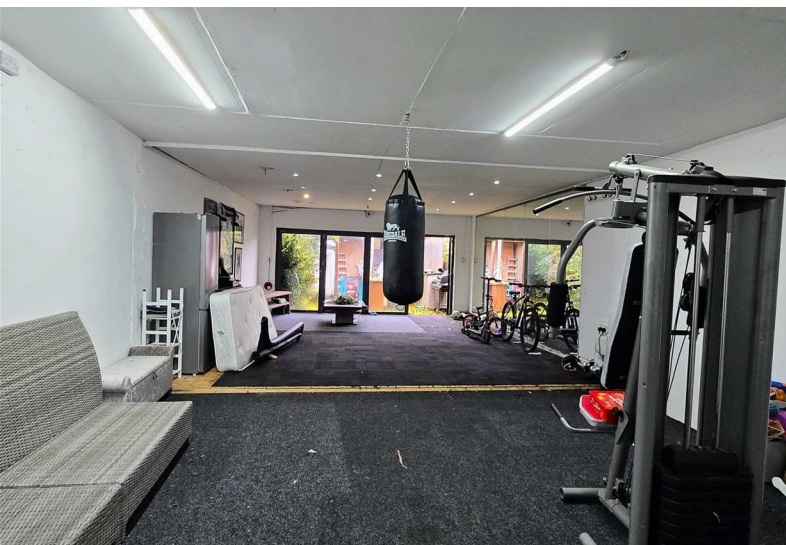
**Oliver
Minton**
Sales & Lettings

**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.





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 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.

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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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness.

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