

**Oliver  
Minton**  
*Sales & Lettings*

**Station Road,  
Puckeridge  
Herts SG11 1TF  
Price Guide £465,000**

**\*\* GREAT PRICE \*\* MOTIVATED VENDOR \*\***

Situated in a mature residential location, this three bedroom semi-detached family home is within short walking distance of Roger De Clare First School & Nursery, Ralph Sadleir Middle School and the local health centre.

WITH AMPLE SCOPE TO EXTEND (subject to the usual planning permissions) the property has been recently upgraded by the current owners with a recently installed kitchen and modern bathroom. Other benefits include Upvc double glazing and gas central heating.

The accommodation in brief comprises: Reception hall, living room, fitted kitchen with integrated appliances, extended dining/family room, 3 bedrooms and a first floor bathroom. There is a generous 120ft (approx.) south-facing rear garden with useful outbuildings, a garage, shared driveway to the side and further off street parking to the front.



**Oliver  
Minton**  
*Village & Rural Homes*





### Accommodation

Upvc half glazed front door opening to:

### Reception Hall

Stairs rising to first floor. Radiator. Wood laminate flooring. Under stairs storage cupboards, one housing a recently installed 'Worcester' gas fired combination boiler.

### Living Room 3.73m x 3.54m max (12'2" x 11'7" max)

Walk-in box bay double glazed window to front. Chimney breast housing an attractive wood burning stove.

### Kitchen 3.53m x 2.56m (11'6" x 8'4")

Recently fitted kitchen in an attractive neutral 'mushroom' colour complemented by Quartz worksurfaces and matching up-risers. Inset sink with mixer tap. Integrated tall fridge and dishwasher. Built-in 'Bosch' electric fan over/grill and 'Zanussi' microwave oven. Matching 'Bosch' ceramic hob with Quartz splash-back and brushed steel illuminated extractor above. Tiled floor. Double glazed window to rear. Opening through to:

### Dining/Family Room

Extended, open plan space.





### **Dining Area 3.50m x 2.78m (11'5" x 9'1")**

Ample space for a large dining table and chairs. Radiator.

### **Family/Study Area 3.45m x 1.69m (11'3" x 5'6")**

Double glazed windows to rear. Half glazed door opening to the rear courtyard and garden.

### **First Floor**

Spacious landing with loft hatch. Loft has a pull-down ladder for access.

### **Bedroom One 3.52m x 2.77m (11'6" x 9'1")**

Double glazed window to rear. Radiator.

### **Bedroom Two 3.59m max x 2.96m (11'9" max x 9'8")**

Double glazed window to front. Radiator.

### **Bedroom Three 2.64m x 2.58m (8'7" x 8'5")**

Double glazed window to rear. Radiator. Two double wardrobe cupboards with over bed storage.

### **Bathroom**

White suite: Panel enclosed bath with mixer tap and over bath 'rainfall' shower head. Glazed screen. Low level w.c. Pedestal wash hand basin. Chrome heated towel rail. Fully tiled walls to bath area and complementary floor tiling. Double glazed frosted window to front.

### **Exterior**

The front of the property has a small open plan garden area and a driveway for two vehicles. A shared side drive leads up to the detached GARAGE.

### **Garage/Workshop 5.98m x 2.39 (19'7" x 7'10")**

Double doors to front. Power and light connected. Upvc French doors to the rear, opening onto the garden.

### **Outbuildings**

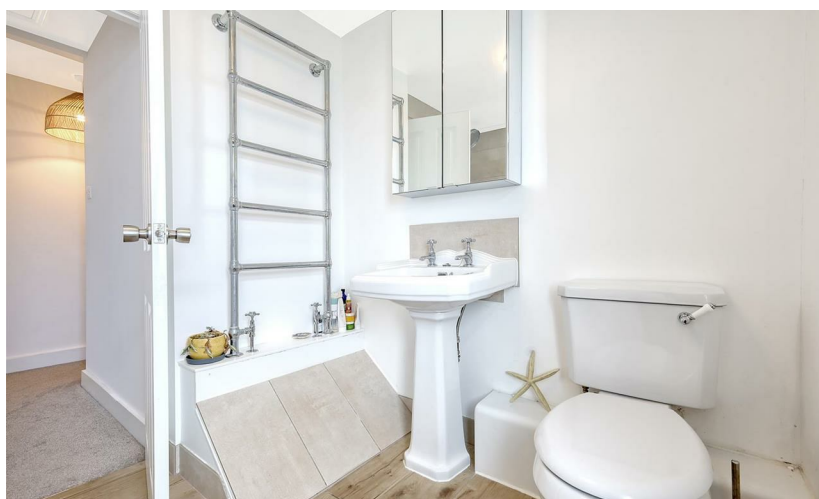
To the immediate rear of the property is a courtyard area with access to an outbuilding 3.74m x 2.04m (12'3" x 6'8") which is currently used as a utility room with space and plumbing for washing machine and tumble dryer. Further storage space. Door to: W.C with wall mounted wash hand basin. Behind this, is another large outbuilding used for storage purposes, again with power connected.

### **Rear Garden 37.19m approx. (122'0" approx.)**

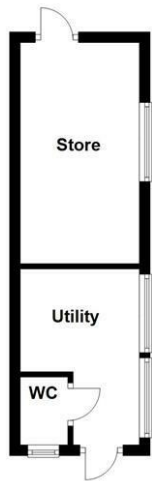
Overall length and measured from the back of the house. Generous south facing rear garden. From the courtyard area, a pathway leads past the outbuildings and the garden opens up to a wider lawn area.

### **Services**

Mains services are connected: mains water, sewerage, electric. Gas fired central heating. Broadband speeds can be checked at: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>



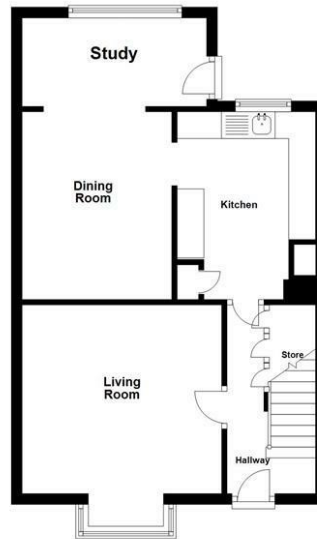




**Outbuilding**  
Approx. 30.7 sq. metres (330.7 sq. feet)



**Ground Floor**  
Approx. 45.5 sq. metres (489.7 sq. feet)



**First Floor**  
Approx. 40.1 sq. metres (431.3 sq. feet)



Total area: approx. 116.3 sq. metres (1251.6 sq. feet)  
**Station Road**

## 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

**Tenure:** Freehold

**Council Tax Band:** D

**Viewing Arrangements:**

Strictly by appointment

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**01920 822999**

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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>87</b>               |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>67</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

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