



£440,000

Clements Close, Puckeridge







### **Clements Close, Puckeridge, SG11 1DE**

*Keith Ian are pleased to offer this Beautifully presented, 3 bedroom family home situated in a lovely location with picturesque views over fields to the front of the property. The property comprises a good size lounge, contemporary kitchen/ diner and downstairs WC to the ground floor and 3 well proportioned bedrooms where the master benefits from en-suite and family bathroom to the first floor. The rear garden has a paved patio and raised lawn area and also benefits from rear access. Other benefits are gas central heating, double glazing and 2 parking spaces.*

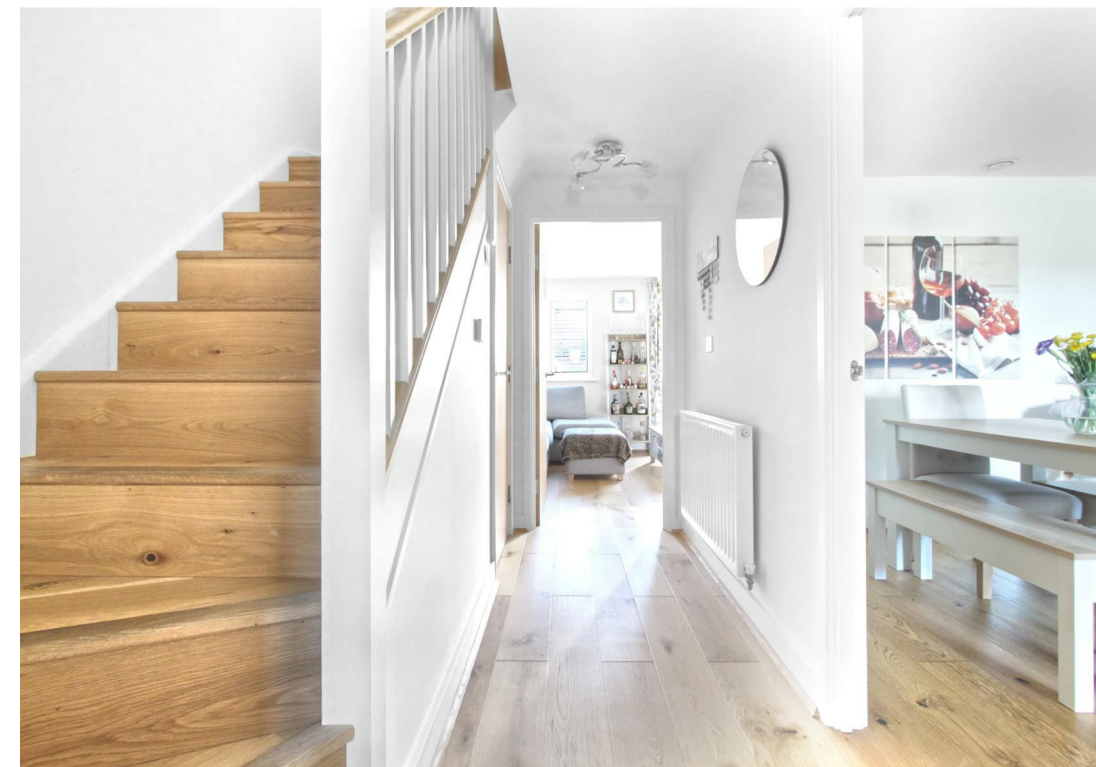
*Puckeridge is located 33 miles North of Central London and within easy reach of the capital and other large towns via it's many road links such as the A10 and A120. Its characterful village offers a couple of public houses and a convenience store plus a bakery just a short distance away in Standon High Street. There are many public footpaths on the outskirts offering fantastic countryside walks.*

*Ware and Bishops Stortford Stations are both located approximately 7.5 miles from the property and offer services into Liverpool Street in around 40 minutes. Other services are available from Broxbourne providing access to Stansted and Cambridge and services from Tottenham Hale across London.*





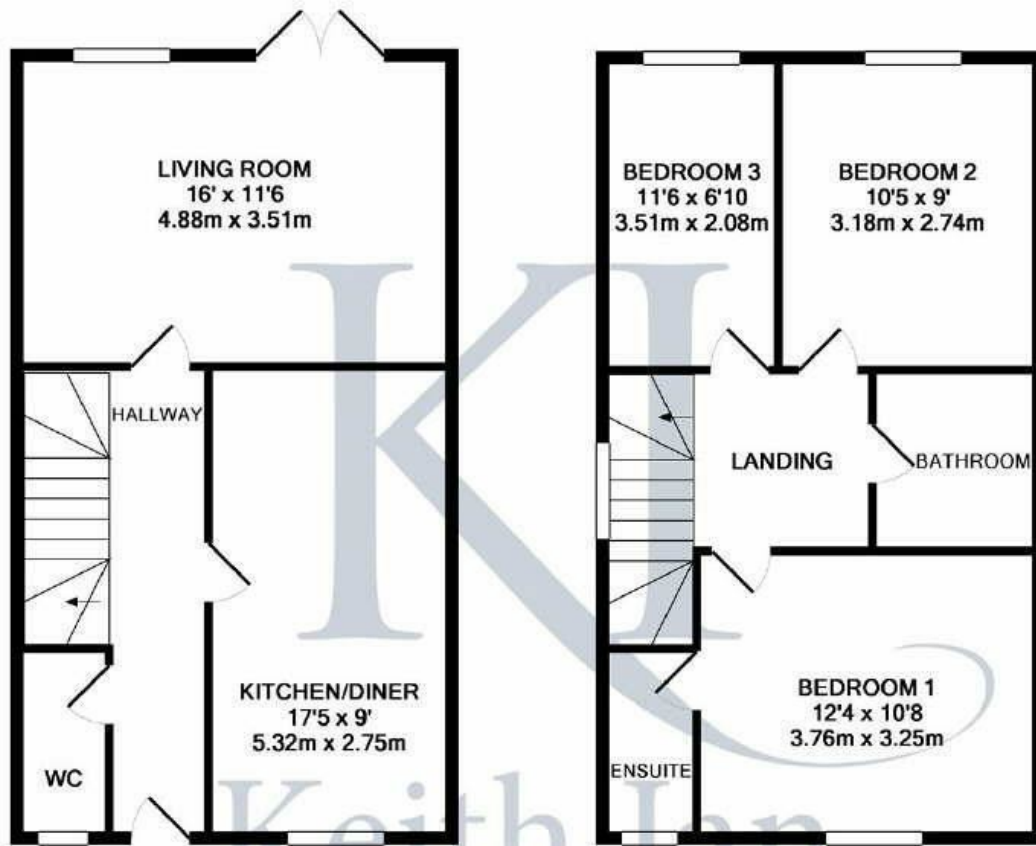












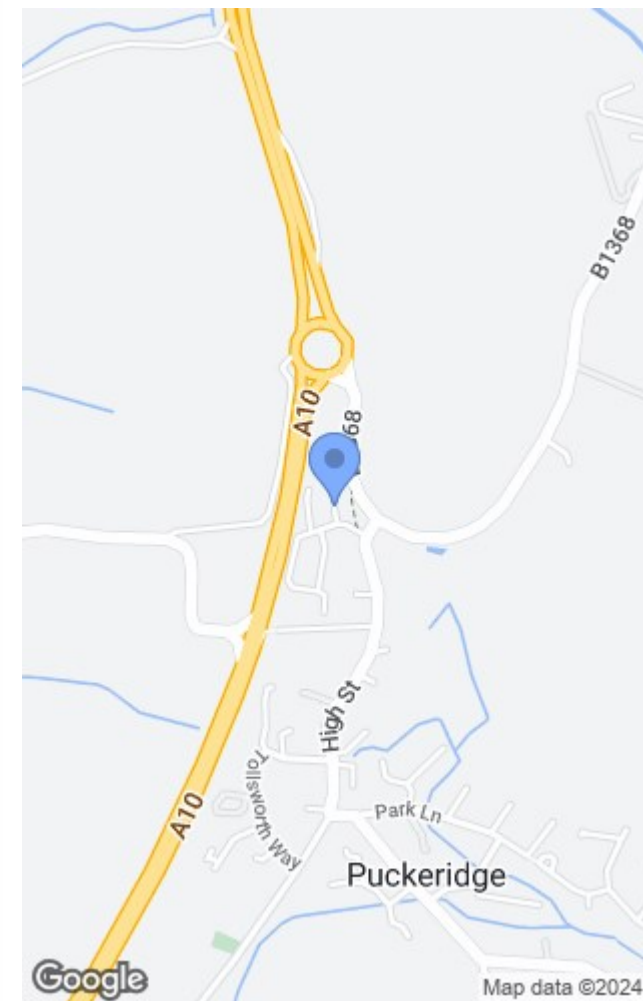
GROUND FLOOR  
APPROX. FLOOR  
AREA 467 SQ.FT.  
(43.4 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 466 SQ.FT.  
(43.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 933 SQ.FT. (86.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(69-80) C			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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