



*£400,000*

*St. Johns, Puckeridge*

## **St. Johns, Puckeridge, SG11 1SY**

*Keith Ian are pleased to offer for sale this delightful 2 bedroom semi detached bungalow situated in a quiet Cul-de-Sac with the village of Puckeridge. The property benefits from a good size lounge/ diner with patio doors leading to the rear garden, re-fitted kitchen with door to side access, 2 good size bedrooms and a re-fitted modern bathroom. The property has front and rear gardens and has parking for 2 cars in addition to a garage. The property is offered CHAIN FREE so a quick move is available.*

*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.*

### **ACCOMODATION COMPRISES:**

#### **ENTRANCE HALLWAY**

#### **LOUNGE**

*19 x 11'1 (5.79m x 3.38m)*

#### **KITCHEN**

*11 x 9'2 (3.35m x 2.79m)*

#### **BEDROOM ONE**

*14'5 x 11'1 (4.39m x 3.38m)*

#### **BEDROOM TWO**

*10 x 9'2 (3.05m x 2.79m)*

#### **BATHROOM**

*7'5 x 6'0 (2.26m x 1.83m)*

#### **GARDEN**

#### **GARAGE**

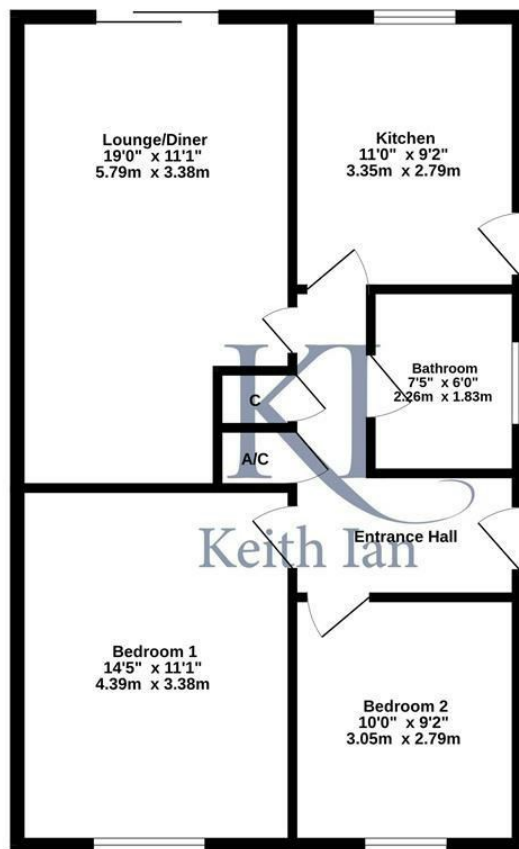
#### **WHAT3WORDS**

*///whisk.exactly.vampire*





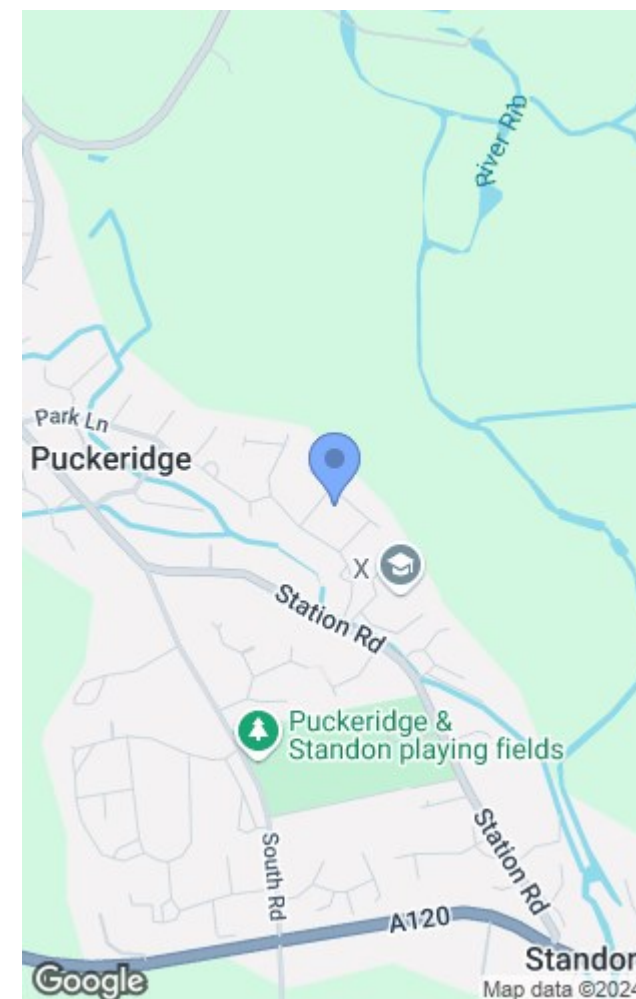
Ground Floor  
677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA : 677 sq.ft. (62.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, 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/fitings 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 check.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>86</b>	<b>England &amp; Wales</b>
		<b>56</b>	EU Directive 2002/91/EC

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