



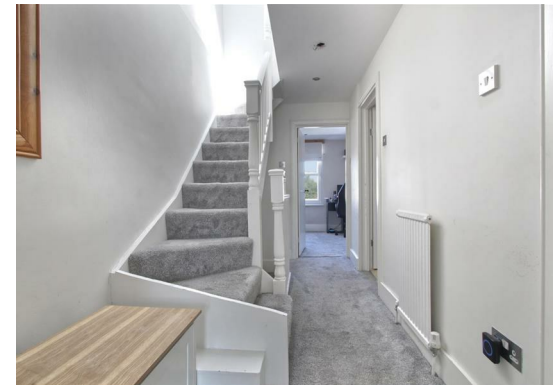
£550,000

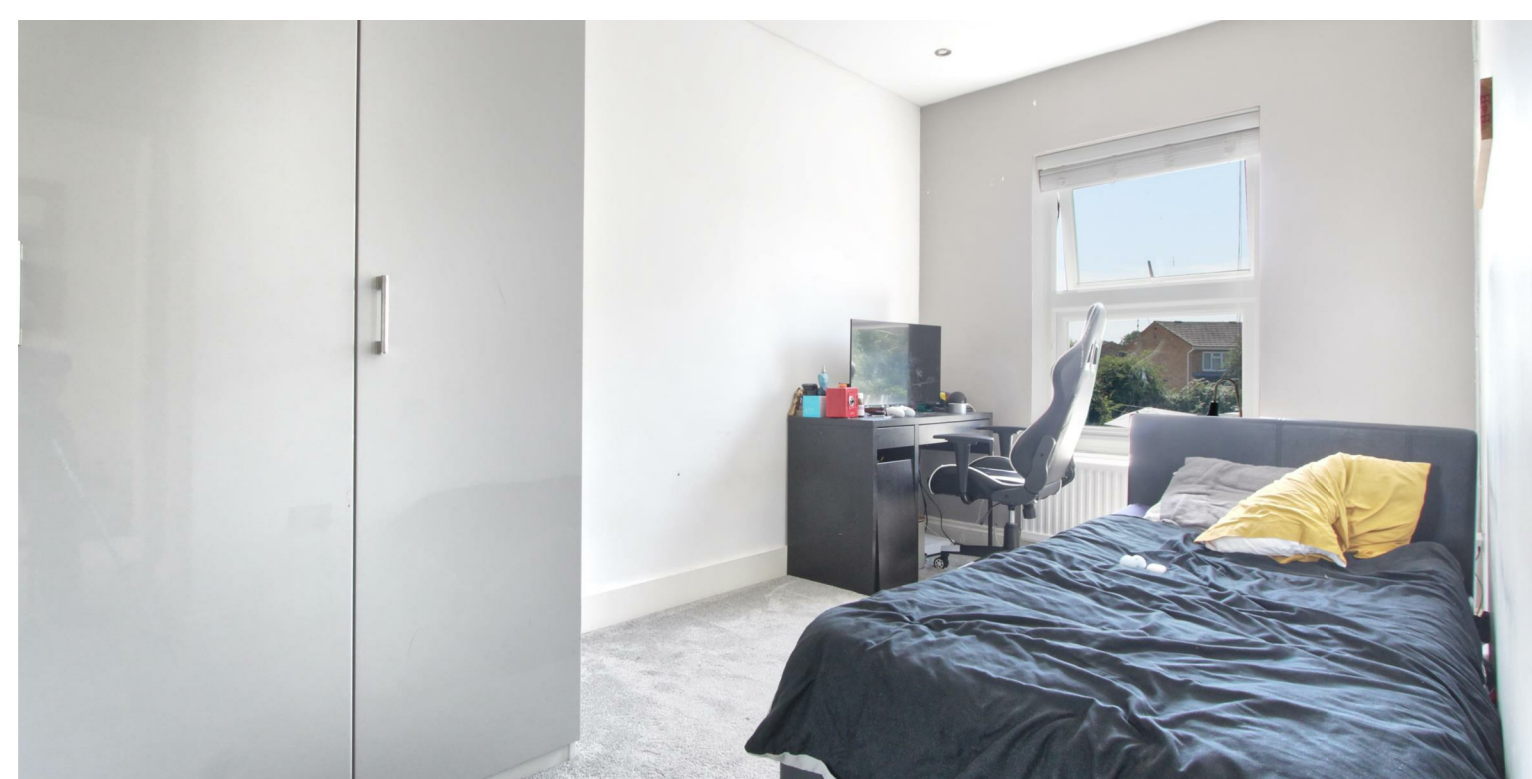
Station Road, Puckeridge

Station Road, Puckeridge, SG11 1TF

Located in the village of Puckeridge, just a few miles North of Ware, Keith Ian are delighted to bring to market this four bedroom semi detached family home. The ground floor offers a good size lounge, WC, utility room and kitchen/diner. Over the first and second floor there are four bedrooms a family bathroom plus en-suite shower. Externally there is a low maintenance South West facing rear garden which also offers a games room/home workspace and to the front there is off street parking for two vehicles. Offered CHAIN FREE!

Puckeridge, a picturesque village in Hertfordshire, offers a tranquil rural lifestyle with easy access to modern conveniences. Rich in history, this charming village features beautiful period homes and a close-knit community atmosphere. Local amenities include cosy pubs, shops, and primary schools, catering to everyday needs while maintaining its quaint appeal. The surrounding countryside provides stunning views and numerous opportunities for outdoor activities, from walking trails to cycling routes. Despite its serene setting, Puckeridge is well-connected, with nearby road links to the A10 and A120, facilitating straightforward commutes to London and other major towns. Ideal for those seeking a peaceful village life without sacrificing connectivity, Puckeridge is a hidden gem in Hertfordshire.





Accommodation Comprises

Lounge

16'10 x 12'11

Kitchen/Diner

68'10"3'3" x 52'5"32'9"

Utility Room

15'3 x 10'6

WC

First Floor

Bedroom

16'10 x 11'

Bedroom

14'4 x 10'9

Bedroom

10' x 8'8

Bathroom

First Floor

Bedroom

27'8 x 16'10

En-Suite

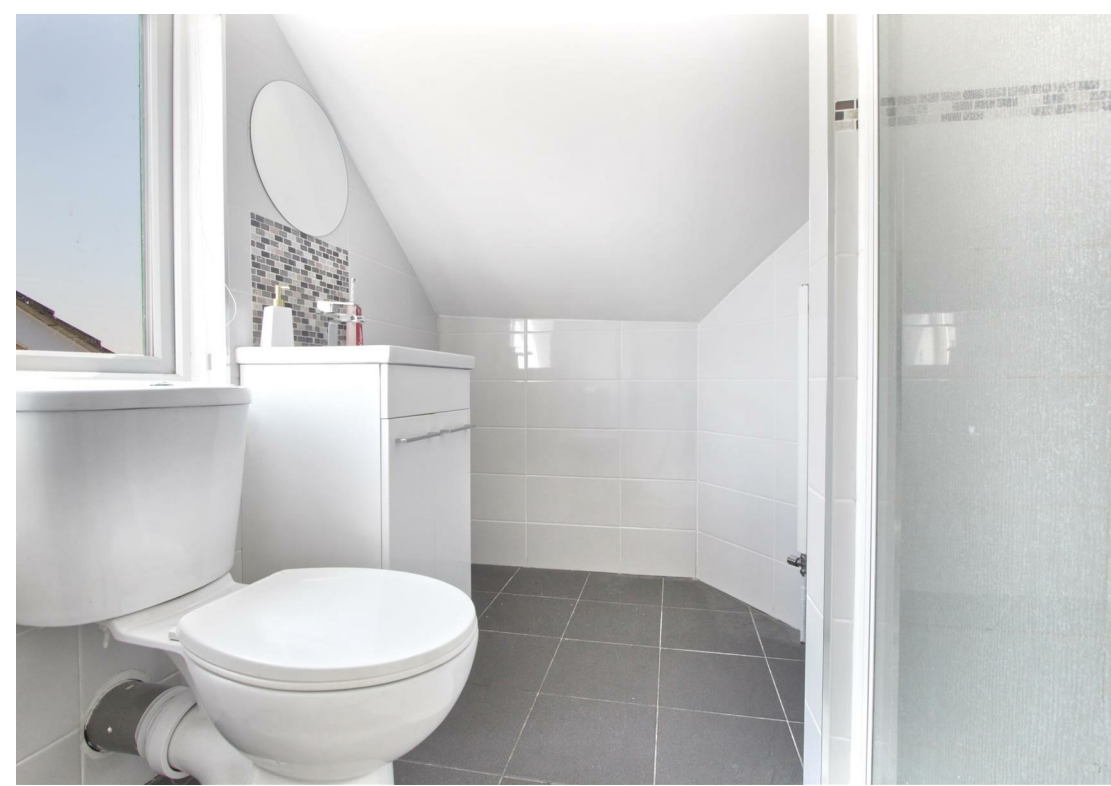
Garden

what3words

///credible.keep.crumple

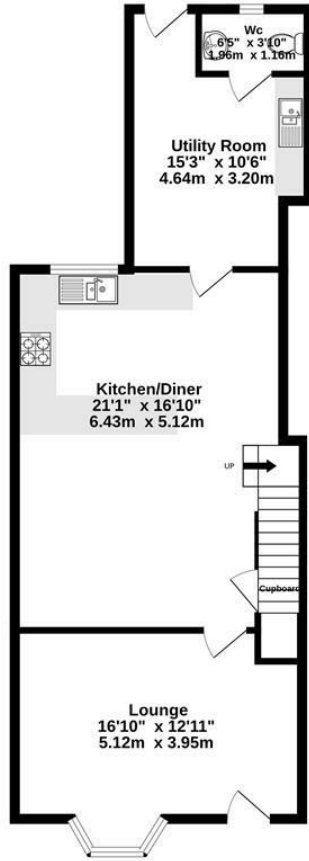




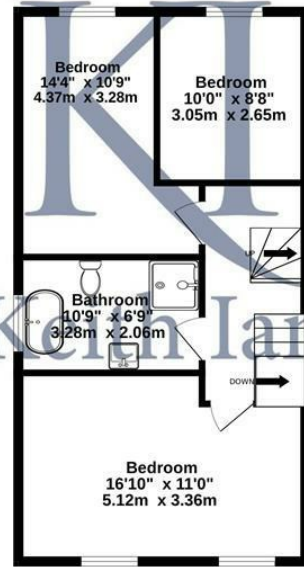




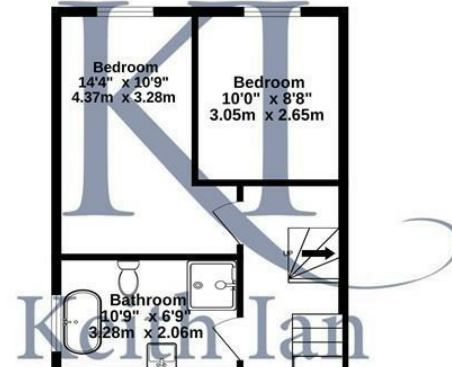
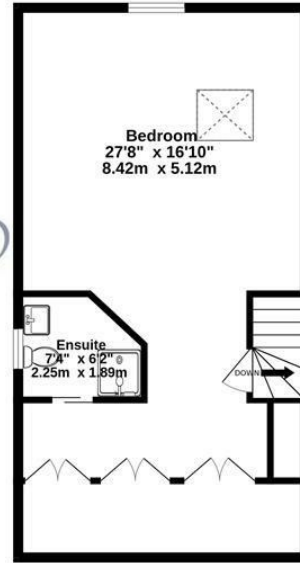
Ground Floor
690 sq.ft. (64.1 sq.m.) approx.



1st Floor
539 sq.ft. (50.1 sq.m.) approx.



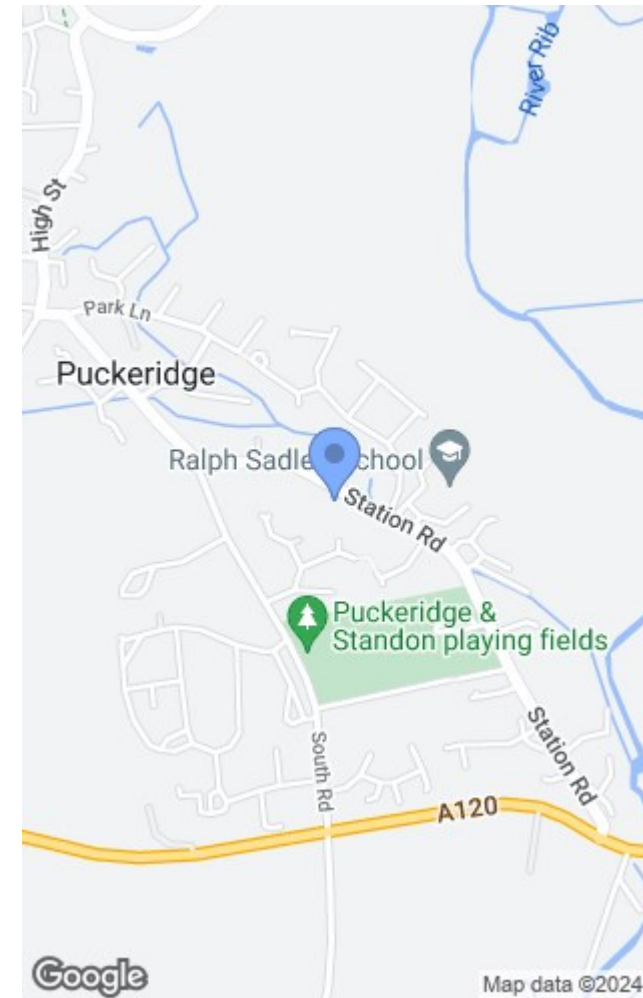
2nd Floor
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 1769 sq.ft. (164.4 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 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			
(81-91) B			
(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	79

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

T: 01920 463131
ware@keithian.com
www.keithian.com



Offices at Cheshunt Ware and Buntingford
Managing Director Ian F. Robertson
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