



**Elliot Heath**  
ESTATE AGENTS

**13 Station Road, Puckeridge**  
Guide Price **£440,000**



# 13 Station Road

Puckeridge, Ware

Spacious 3-bed semi, large garden, potential to extend (subject to planning). Convenient village location with parking, garage, garden, good transport links, close to amenities and schools. Council Tax band: E

Tenure: Freehold

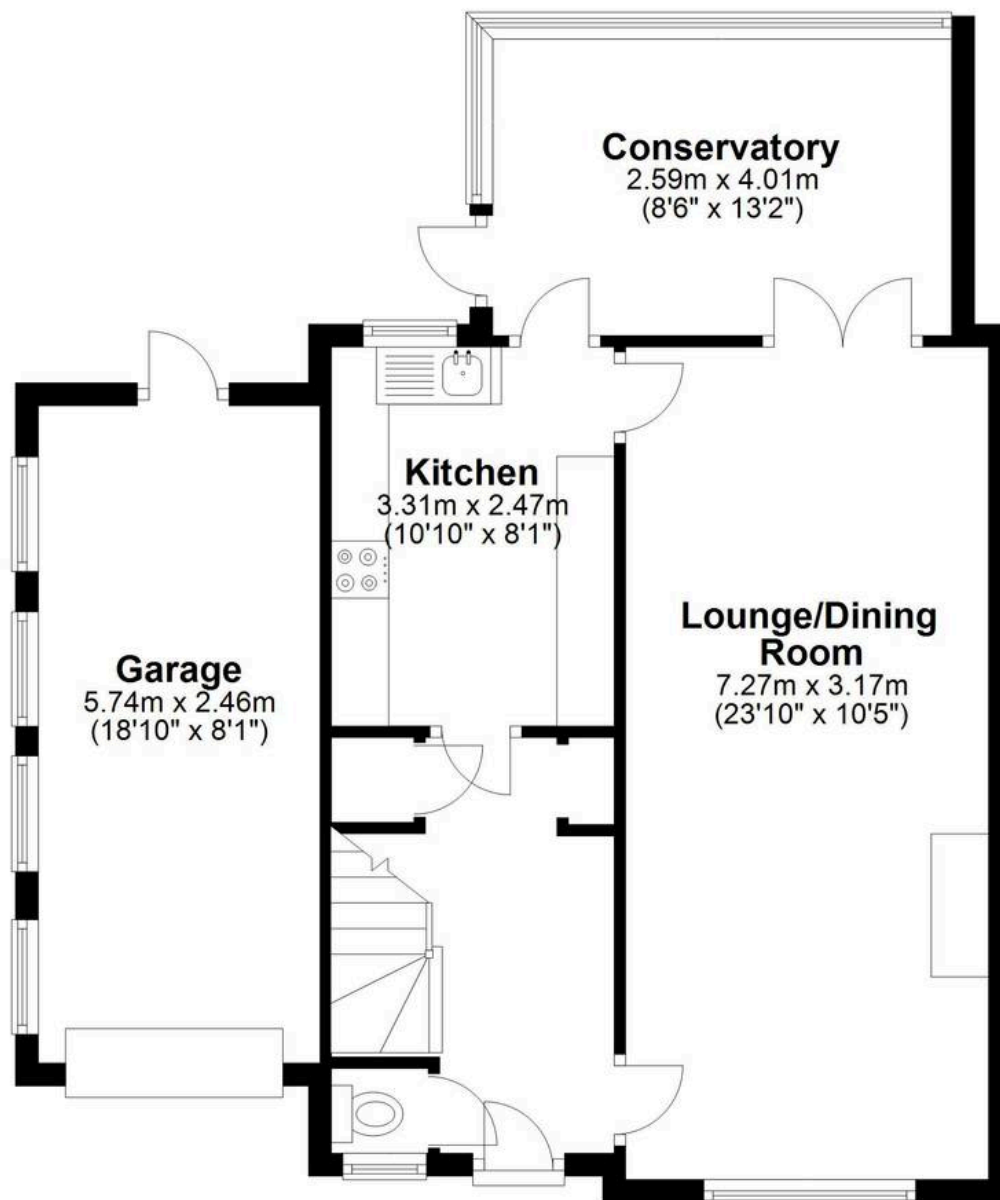
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



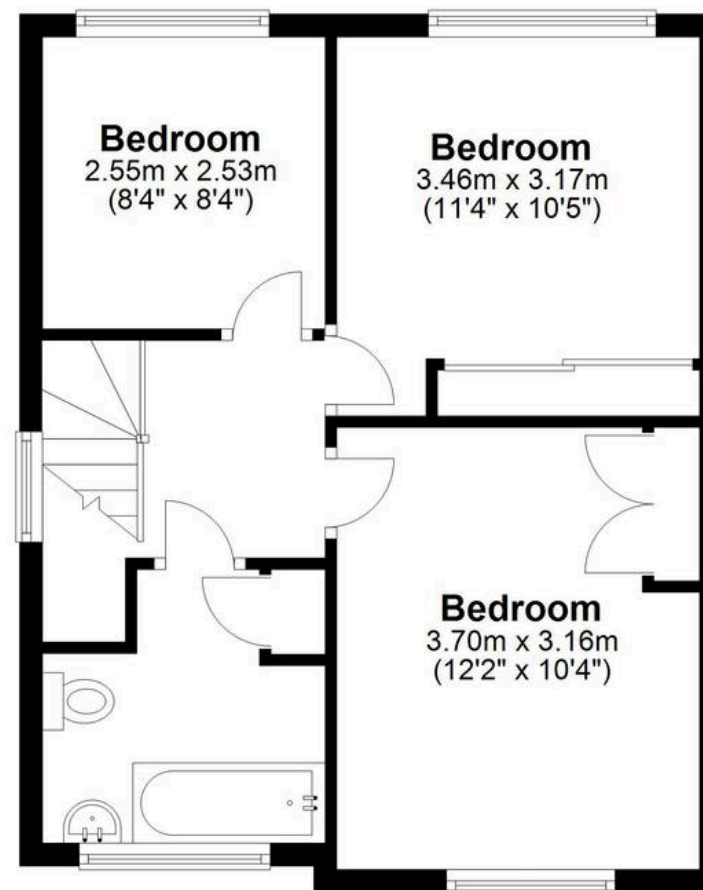
## Ground Floor

Approx. 66.7 sq. metres (718.2 sq. feet)



## First Floor

Approx. 41.2 sq. metres (443.7 sq. feet)



**Total area: approx. 107.9 sq. metres (1162.0 sq. feet)**

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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### Entrance Hall

With stairs rising to first floor landing, built in storage cupboard, radiator, doors to:

### Downstairs WC

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising low flush wc, wash hand basin, radiator, wall mounted boiler.

### Lounge/Dining Room

23' 10" x 10' 5" (7.27m x 3.17m)

With double glazed window to front aspect, feature fireplace, two radiators, double doors to the conservatory and door to:

### Kitchen

10' 10" x 8' 1" (3.31m x 2.47m)

With double glazed window to rear aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in double oven, hob with extractor over, appliance space, tiled splash back areas, tile effect flooring, radiator, door to:

### Conservatory

8' 6" x 13' 2" (2.59m x 4.01m)

Of brick and double glazed construction with door giving access to outside, radiator.

### First Floor Landing

With double glazed window to side aspect, radiator, doors to:

### Bedroom One

12' 2" x 10' 4" (3.70m x 3.16m)

With double glazed window to rear aspect, radiator, fitted wardrobe cupboard.





**Bedroom Two**

11' 4" x 10' 5" (3.46m x 3.17m)

With double glazed window to front aspect, radiator, fitted wardrobe cupboard with sliding doors.

**Bedroom Three**

8' 4" x 8' 4" (2.55m x 2.53m)

With double glazed window to rear aspect, radiator.

**Bathroom**

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising panel enclosed bath, pedestal wash hand basin, dual flush wc, tiled splash back areas, radiator.







### FRONT GARDEN

Front garden with hedge borders and mature planting affording much privacy.

### REAR GARDEN

The extremely generous rear garden is mainly laid to lawn with heavily stocked borders and timber garden shed.

### DRIVEWAY

4 Parking Spaces

The driveway to the front provides off street parking for numerous vehicles.

### GARAGE

Single Garage

Attached garage measuring approximately 5.74 x 2.46 (18'10 x 8'1) with windows to side aspect, personnel door to the rear garden and double doors to front aspect.











## Elliot Heath Estate Agents

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