



Elliot Heath
ESTATE AGENTS

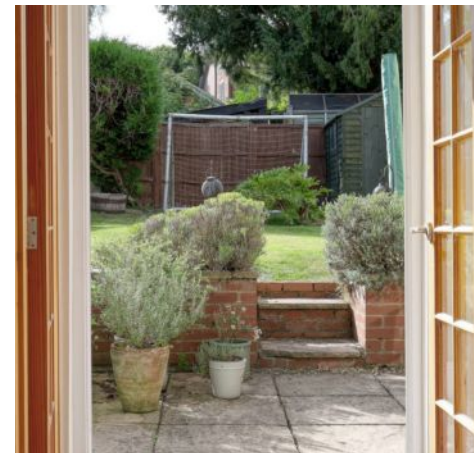
20 High Street, Puckeridge
Guide Price **£450,000**

20 High Street

Puckeridge, Ware

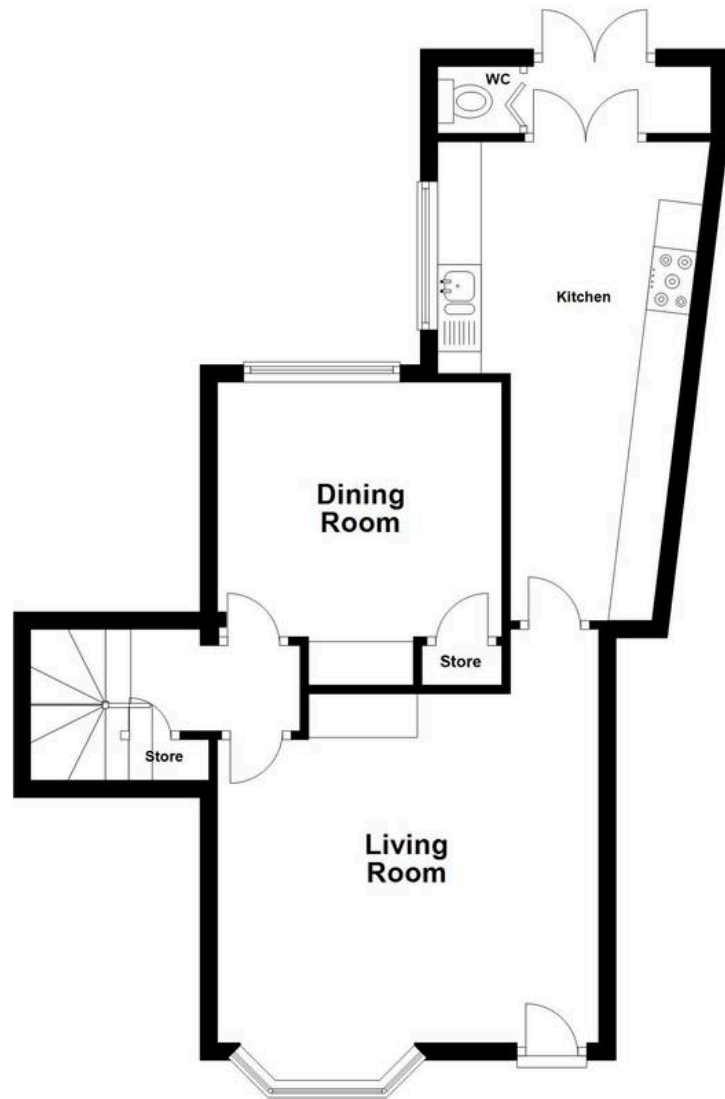
Charming 3-bed Grade II Listed cottage in popular village. Original features & modern fittings. Sitting room, dining room, large kitchen, wc, large garden. Short walk to shops, pubs, schools. Council Tax band: D

Tenure: Freehold



Ground Floor

Approx. 50.9 sq. metres (547.6 sq. feet)



First Floor

Approx. 37.9 sq. metres (408.3 sq. feet)



Second Floor

Approx. 16.1 sq. metres (173.1 sq. feet)



Total area: approx. 104.9 sq. metres (1129.0 sq. feet)

High Street

Accommodation

Private front entrance door to:

Sitting Room

14' 2" x 11' 8" (4.32m x 3.56m)

With bay window to front aspect with built-in storage cupboards under deep sill, open fireplace, exposed beams, radiator, door to inner lobby and door to:

Lower Kitchen Area

8' 0" x 6' 3" (2.44m x 1.91m)

Adjacent to dining room divided by vertical beams, ceramic tiled flooring, fitted wall and base units with work surfaces over and concealed lighting, step up to:

Main Kitchen

9' 6" x 9' 0" (2.90m x 2.74m)

With Upvc double glazed window to side aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit. built-in four-ring gas hob with 'Neff' electric oven below, space and plumbing for washing machine, integrated 'Hotpoint' slimline dishwasher, space for fridge/freezer, tiled splash back areas, radiator, ceramic tiled flooring, high ceiling with inset lights. Step and multi-pane double doors at rear to:

Rear Lobby

With Upvc double glazed French doors to rear garden, wall-mounted 'Worcester' gas fired boiler, ceramic tiled floor. Folding concertina door to:

Downstairs WC

Fitted with a low flush wc, ceramic tiled flooring.

Inner Lobby

With stairs to first floor landing, understairs storage cupboard, door to:



Dining Room

11' 7" x 8' 10" (3.53m x 2.69m)

With Upvc double glazed window to rear aspect, radiator, attractive feature fireplace, built in storage cupboard, vertical beams dividing dining and kitchen areas, exposed beams.

First Floor Landing

With stairs to second floor landing, exposed beams, doors to:

Bedroom One

11' 10" x 11' 5" (3.61m x 3.48m)

With two secondary glazed sash windows to front aspect, radiator, exposed beams, built in wardrobe cupboard, inset ceiling lights, understairs storage cupboard. Door to:

Bathroom

With Upvc double glazed window to rear aspect. Fitted with a suite comprising tile enclosed bath with shower over, vanity unit with wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, heated towel rail.

Bedroom Two

9' 8" x 8' 2" (2.95m x 2.49m)

With Upvc double glazed window to rear aspect, radiator.

Second Floor

With exposed beams and recessed eaves storage cupboards and access to:

Bedroom Three

11' 4" x 8' 1" (3.45m x 2.46m)

With double glazed Velux skylight window, radiator.

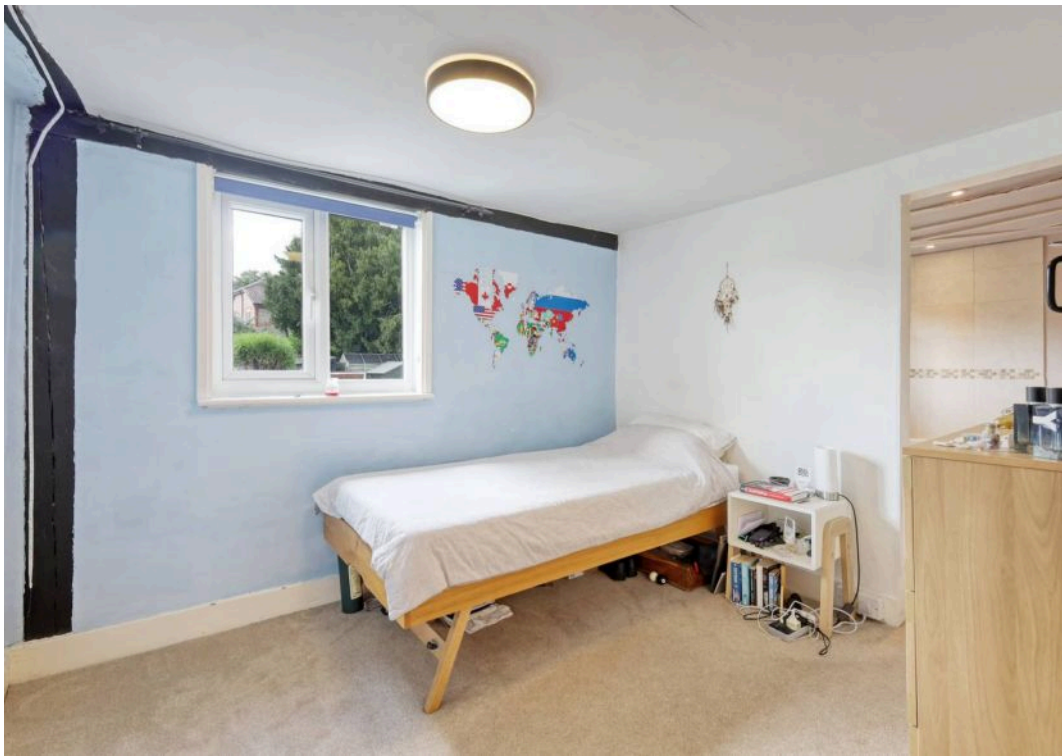




REAR GARDEN

The deceptively spacious rear garden is a delight, with split level patio area leading to lawn with flower and shrub borders. Outside water tap and two timber garden sheds.







Elliot Heath Estate Agents

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