



**Elliot Heath**  
ESTATE AGENTS

**29 Barleymead Way, Puckeridge**  
Guide Price **£590,000**

# 29 Barleymead Way

Puckeridge, Ware

Lovely detached home in Puckeridge, offering versatile accommodation over 3 floors, 3 beds, 3 bath/shower rooms, driveway, garage, NHBC warranty, good-size garden.  
Council Tax band: TBD

Tenure: Freehold

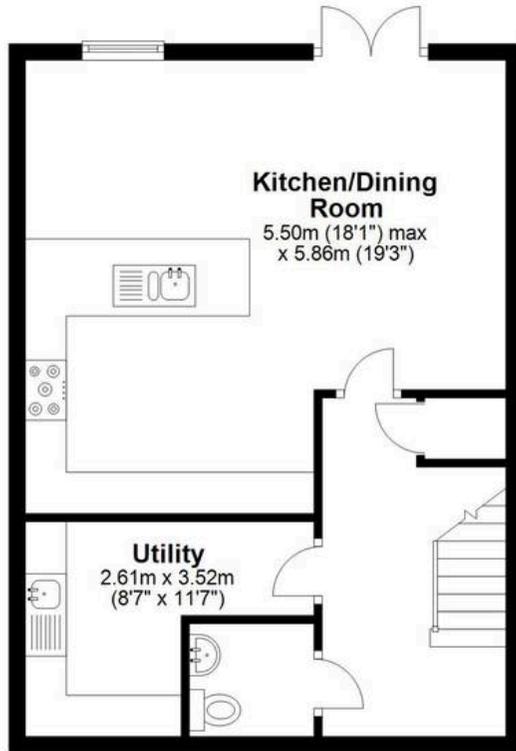
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



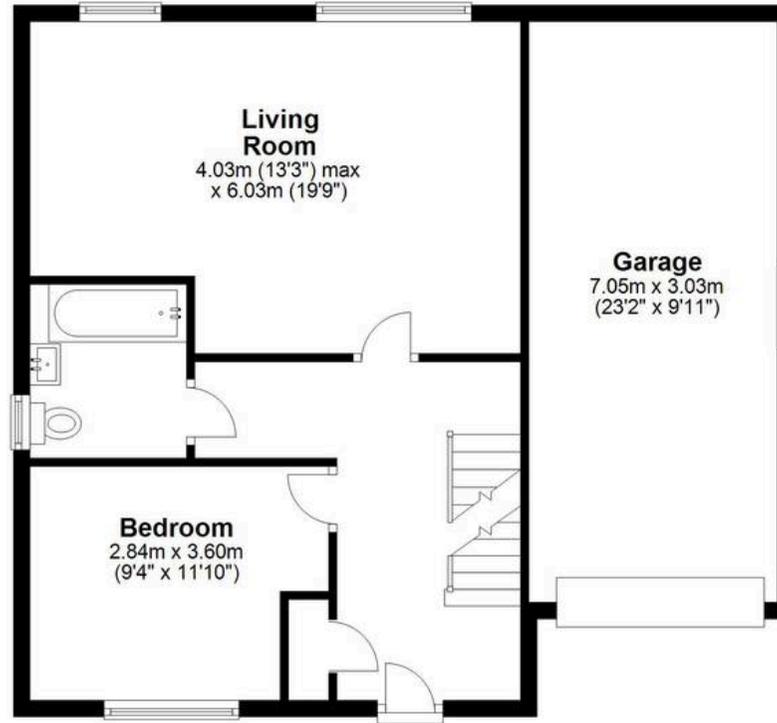
### Basement

Approx. 48.1 sq. metres (517.9 sq. feet)



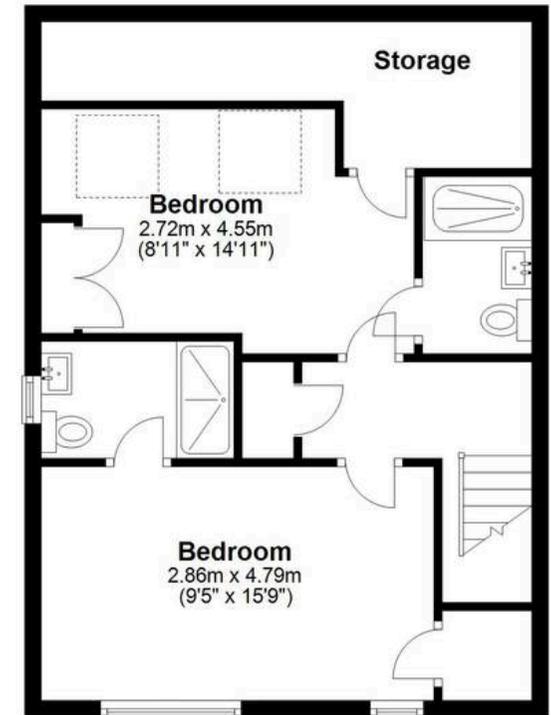
### Ground Floor

Approx. 71.4 sq. metres (768.9 sq. feet)



### First Floor

Approx. 49.5 sq. metres (532.6 sq. feet)



Total area: approx. 169.0 sq. metres (1819.3 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.

Property marketing provided by [www.matthewkyle.co.uk](http://www.matthewkyle.co.uk)

### **Generous Entrance Hall**

With Upvc double glazed window to front aspect, stairs rising to first floor landing and stairs down to lower ground floor, built-in storage cupboard, radiator, tiled flooring, doors to:

### **Living Room**

13' 3" x 19' 9" (4.03m x 6.03m)

With two Upvc double glazed windows to rear aspect, radiator.

### **Bedroom Three**

9' 4" x 11' 10" (2.84m x 3.60m)

With Upvc double glazed window to front aspect, radiator.

### **Bathroom**

With Upvc double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, concealed cistern wc, tiled splash back areas, tiled flooring, chrome heated towel rail.

### **Lower Ground Floor Hallway**

With large understairs storage cupboard, tiled flooring, radiator, doors to:

### **Downstairs WC**

Fitted with a suite comprising concealed cistern wc, wall hung wash hand basin, chrome heated towel rail, extractor fan, tiled splash back areas, tiled flooring.

### **Utility**

8' 7" x 18' 1" (2.61m x 5.52m)

Fitted with a range of base units with work surfaces over incorporating a sink and drainer unit, appliance space, radiator, tiled flooring.



### **Kitchen/Dining Room**

18' 1" x 19' 2" (5.50m x 5.85m)

With Upvc double glazed windows to rear aspect and Upvc double glazed French doors opening on to the rear garden, both with fitted electrically operated blinds. Comprehensively fitted with a range of soft closing wall, base and drawer units with granite work surfaces incorporating inset sink and drainer unit, 'Bosch' induction hob with 'Bosch' extractor canopy above, built-in 'Bosch' electric double ovens, integrated 'Bosch' dishwasher, fridge and freeze, two radiators, tiled flooring.

### **First Floor Landing**

With built in storage cupboard housing hot water cylinder, doors to:

### **Bedroom One**

9' 5" x 15' 9" (2.86m x 4.79m)

With two Upvc double glazed windows to front aspect, radiator, door to large walk-in recessed wardrobe cupboard. Door to:

### **En Suite Shower Room**

With Upvc double glazed window to side aspect with obscure glass. Fitted with a suite comprising large tiled shower cubicle with glazed door, concealed cistern wc, vanity unit with inset wash hand basin, chrome heated towel rail, tiled splash back areas, tiled flooring, extractor fan.

### **Bedroom Two**

8' 11" x 14' 11" (2.72m x 4.55m)

With two Upvc double glazed skylight windows, radiator, double doors to built-in wardrobe cupboard, walk-in under eaves storage space, access hatch to loft space. Door to:

### **En Suite Shower Room**

Fitted with a suite comprising large shower cubicle with glazed sliding doors, concealed cistern wc, wall hung wash hand basin, chrome heated towel rail, tiled splash back areas, tiled floor, extractor fan.





### **FRONT GARDEN**

The front garden is laid to lawn, with flower and shrub border, paved pathway to front door and side access gate to the rear garden.

### **REAR GARDEN**

The rear garden is of a good size and is laid mainly to lawn with paved patio seating area and enclosed by panelled fencing. Fitted electrically operated awning over French doors opening from kitchen onto the patio seating area, timber garden shed.

### **DRIVEWAY**

2 Parking Spaces

Block paved driveway providing off street parking for two cars which in turn gives access to the attached garage.

### **GARAGE**

Single Garage

With up and over door to front aspect, power and light connected, useful eaves storage space.







## Elliot Heath Estate Agents

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