



Elliot Heath
ESTATE AGENTS

2 Batchelors, Puckeridge
Guide Price **£550,000**

2 Batchelors

Puckeridge, Ware

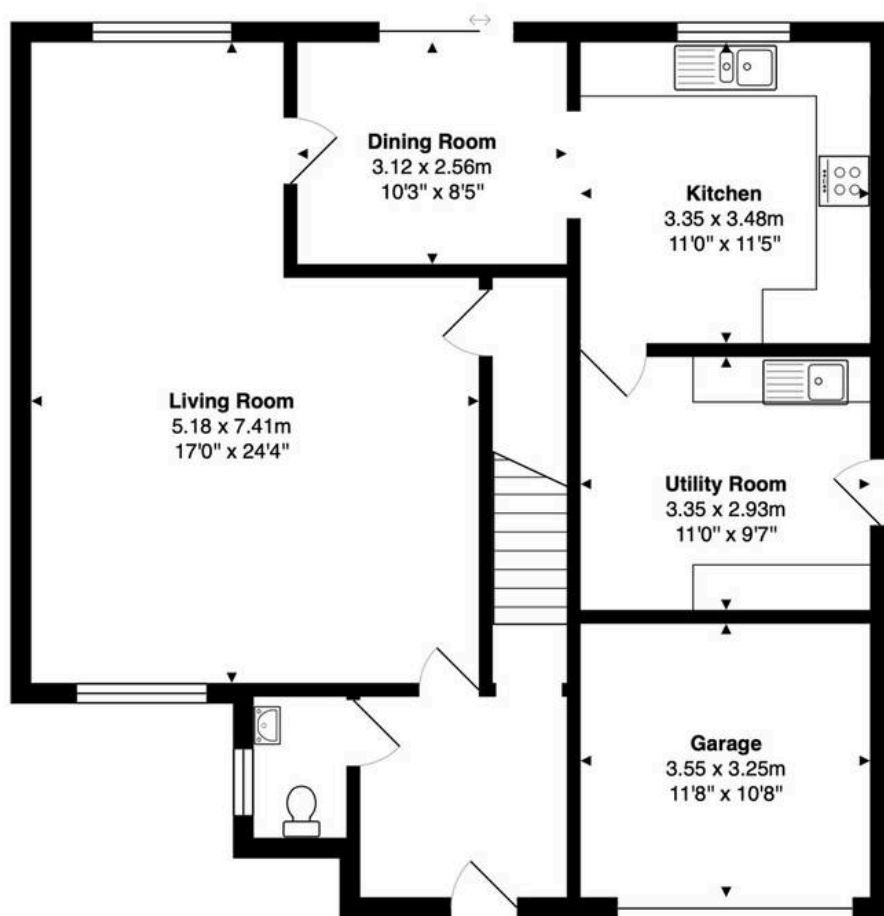
Spacious 4-bed with no onward chain. Large living room, dining room, kitchen, utility room, en suite, southerly aspect garden, GCH, solar energy. Village amenities, schools, transport links nearby.
Council Tax band: D

Tenure: Freehold

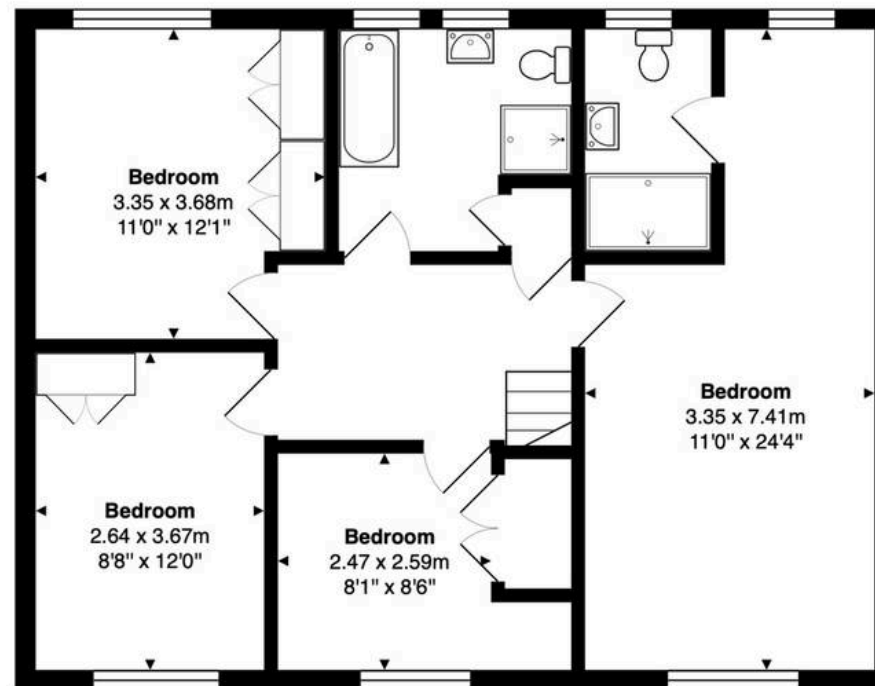
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





Ground Floor
Area: 88.7 m² ... 955 ft²



First Floor
Area: 71.9 m² ... 774 ft²

Total Area: 160.6 m² ... 1729 ft²

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

Entrance Hall

With stairs rising to first floor landing, radiator, tile effect flooring, doors to:

Downstairs WC

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising low flush wc, wash hand basin, tiled splash back areas, tile effect flooring, radiator.

Living Room

17' 0" x 24' 4" (5.18m x 7.41m)

Dual aspect with double glazed windows to front and rear aspect, wood effect flooring, large understairs storage cupboard, two radiators, feature fireplace, door to:

Dining Room

10' 3" x 8' 5" (3.12m x 2.56m)

With double glazed sliding doors to the rear garden, radiator, wood effect flooring, door to:

Kitchen

11' 0" x 11' 5" (3.35m x 3.48m)

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, gas hob with extractor over, appliance space, tiled splash back areas, tile effect flooring, radiator, door to:

Utility Room

11' 0" x 9' 7" (3.35m x 2.93m)

With door giving access to outside. Fitted with a range of base units with work surfaces over incorporating a sink and drainer unit, appliance space, tiled splash back areas, wall mounted boiler, tile effect flooring, radiator.

First Floor Landing

With built in storage cupboard, loft access and doors to:



Bedroom One

11' 0" x 24' 4" (3.35m x 7.41m)

Dual aspect with double glazed windows to front and rear aspect, radiator, wood effect flooring, door to:

En Suite Shower Room

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising shower cubicle, pedestal wash hand basin, low flush wc, fully tiled, radiator.

Bedroom Two

11' 0" x 12' 1" (3.35m x 3.68m)

With double glazed window to rear aspect, radiator, fitted wardrobe cupboards, wood effect flooring.

Bedroom Three

8' 8" x 12' 0" (2.64m x 3.67m)

With double glazed window to front aspect, radiator, fitted wardrobe cupboard, wood effect flooring.

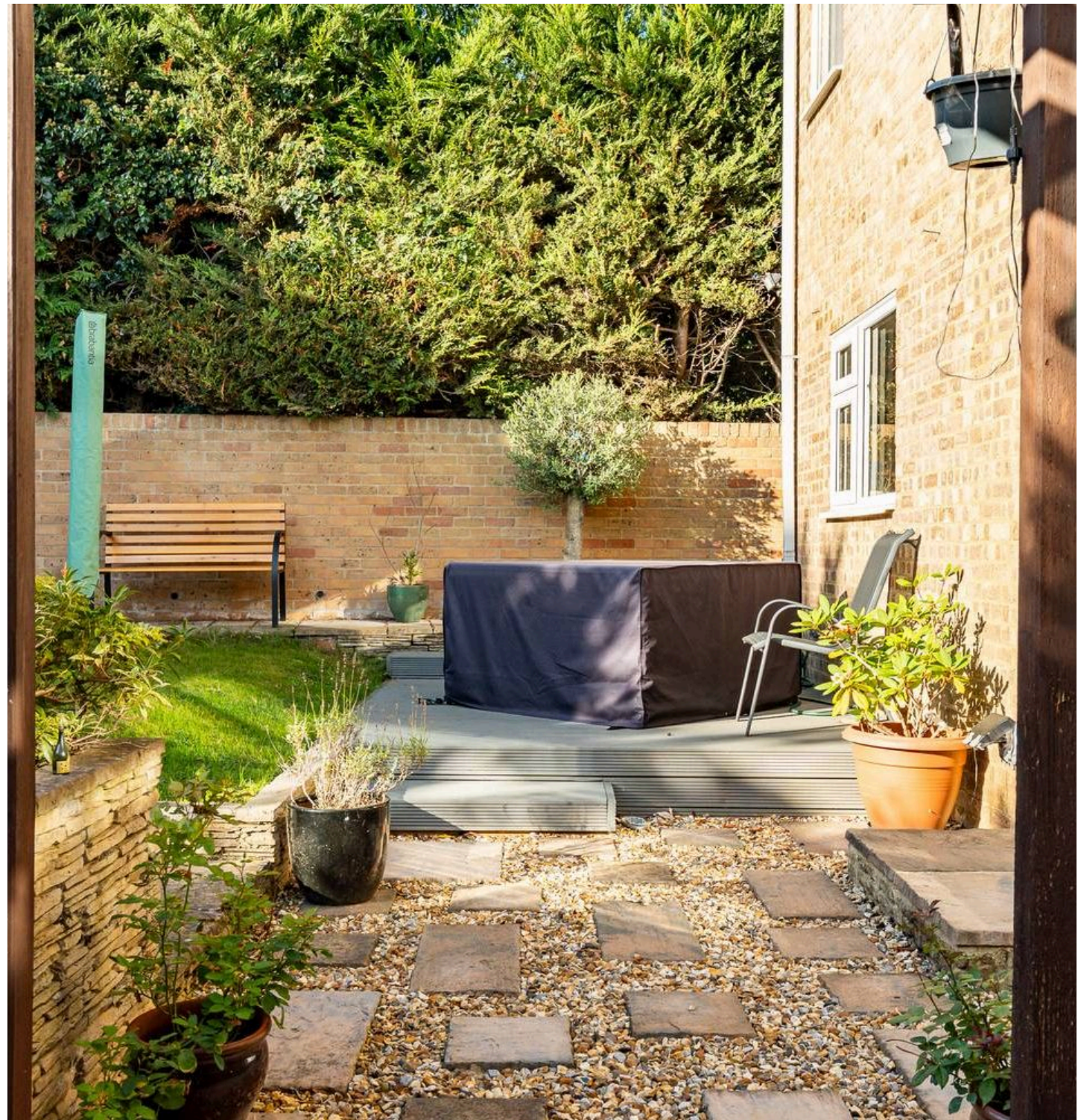
Bedroom Four

8' 1" x 8' 6" (2.47m x 2.59m)

With double glazed window to front aspect, radiator, fitted wardrobe cupboards.

Bathroom

With two double glazed windows to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath, separate shower cubicle, pedestal wash hand basin, low flush wc, built in storage cupboard, fully tiled, radiator.





FRONT GARDEN

Mature planted shrub and hedge borders.

REAR GARDEN

The south-facing rear garden features a lawn, raised beds, shingle, paved and decked seating areas, a pergola, a large timber shed, and backs onto playing fields.

DRIVEWAY

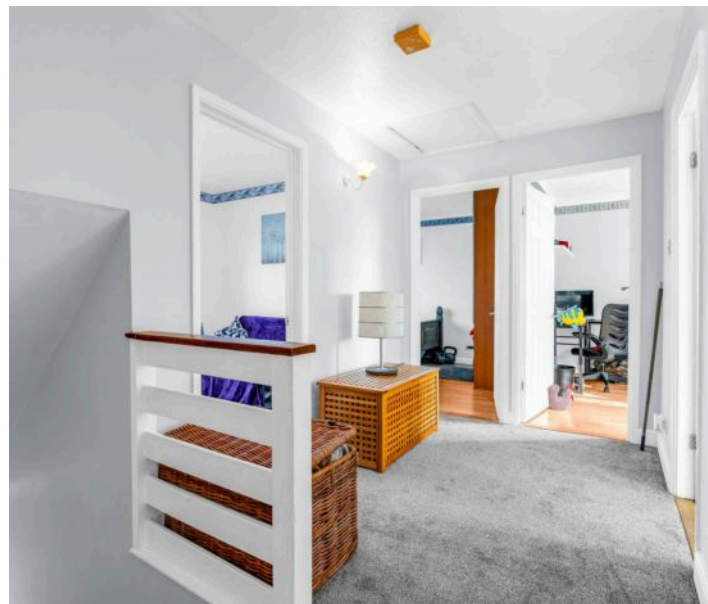
3 Parking Spaces

Block paved driveway providing off street parking for several vehicles.

GARAGE

Single Garage

Integral garage/storage area measuring approximately 3.55 x 3.25 (11'8 x 10'8) with up and over door to front aspect.







Elliot Heath Estate Agents

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