

# Jonathan Hunt

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17 South Road, Puckeridge, Ware, SG11 1TH

**Asking Price £639,995**



## 17 South Road, Puckeridge, Ware, SG11 1TH

Jonathan Hunt Estate Agents are pleased to present this spacious four-bedroom semi-detached home, set back from the road in a desirable Puckeridge location close to village schools and amenities.

This well-kept property offers excellent family accommodation, including a bright dining room/snug separate lounge with wood burner, a generous 23'9" kitchen/breakfast room, and a conservatory overlooking the garden. Upstairs, the master bedroom benefits from an en-suite shower room, with three further bedrooms and a family bathroom completing the layout.

Outside, the home enjoys extensive gated driveway parking, a private 62' x 40' rear garden, and a versatile detached outbuilding currently used as a studio, ideal for home office or hobby space. With UPVC double glazing and gas central heating, this is a practical and welcoming property offering both comfort and flexibility in a sought-after village setting.



ENTRANCE HALL

LOUNGE 13'8" x 11'4" (4.17 x 3.46)

DINING ROOM 10'3" x 9'0" (3.13 x 2.75)

SNUG 9'5" x 8'5" (2.89 x 2.59)

KITCHEN 12'7" x 9'5" (3.84 x 2.89)

BREAKFAST ROOM pic 1 13'9" x 8'3" (4.2 x 2.54)

BREAKFAST ROOM pic 2

CONSERVATORY 9'7" x 9'0" (2.93 x 2.76)

PRINCIPAL BEDROOM pic 1 14'0" x 8'10" (4.27 x 2.7)

PRINCIPAL BEDROOM pic 2

EN-SUITE 8'11" 4'0" (2.73 1.23)

BEDROOM TWO 10'4" x 9'2" (3.17 x 2.8)

BEDROOM THREE 10'7" x 8'11" (3.23 x 2.72)

BEDROOM FOUR 7'4" x 5'5" (2.26 x 1.66)

BATHROOM 8'5" x 4'7" (2.57 x 1.41)

GARDEN ROOM 14'8" x 7'1" (4.48 x 2.17)

GARDEN pic 1

GARDEN pic 2

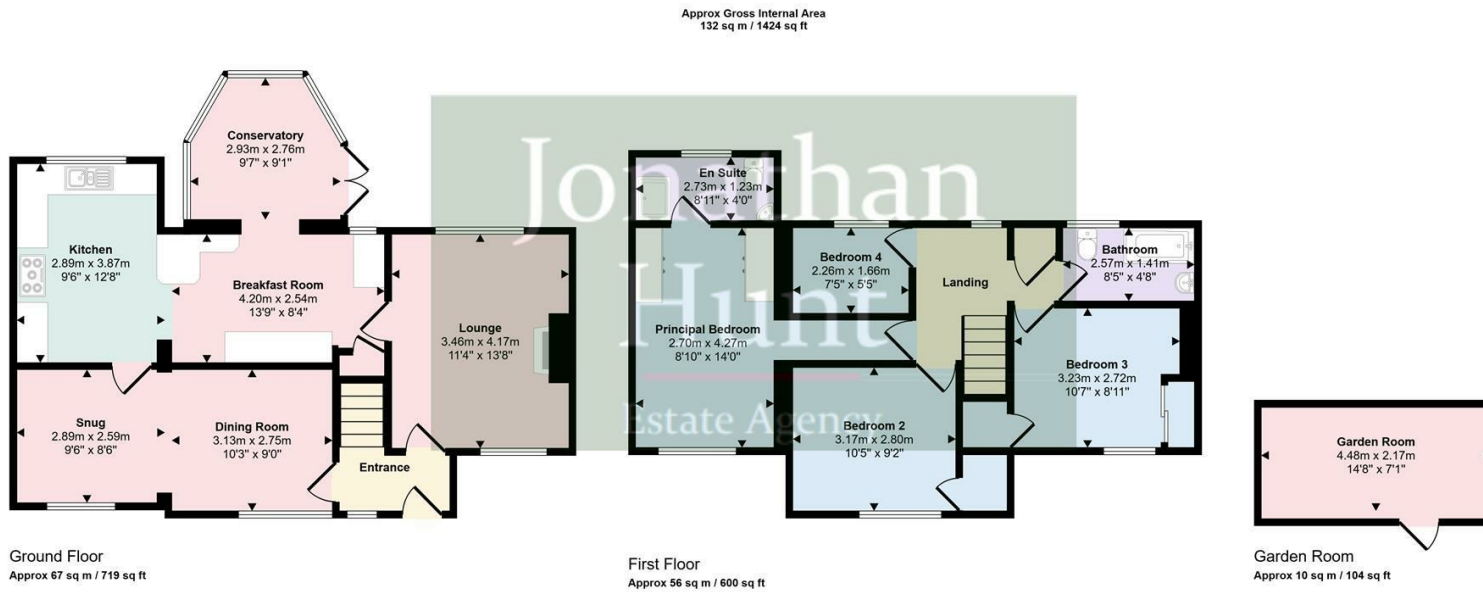












This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	