



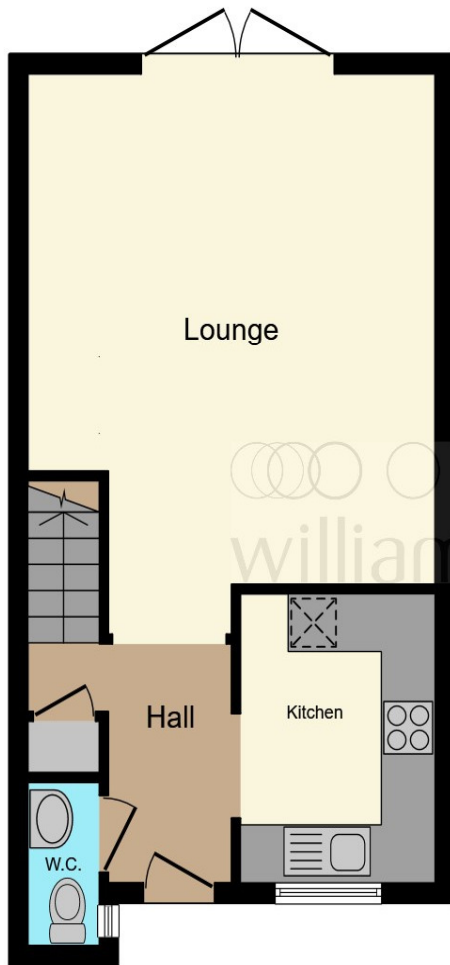
Tollsworth Way, Puckeridge WARE SG11 1UR

welcome to

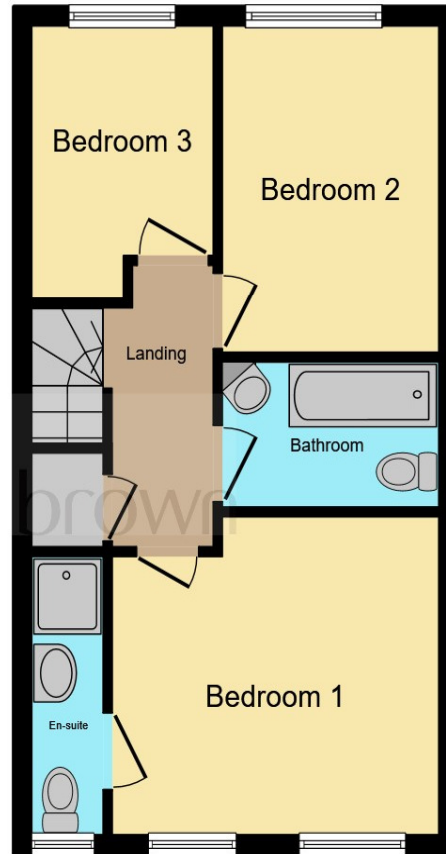
Tollsworth Way, Puckeridge WARE

William H Brown are please to present this three bedroom family home in the popular village of Puckeridge. The property benefits from a modern kitchen, large lounge and downstairs W.C on the ground floor, and three bedrooms, ensuite and a family bathroom on the first floor. There is also a garage En bloc. The property is located near to the A10 and A120 and is also close to schools and walking distance to the High Street.





Ground Floor



First Floor

Lounge

17' 7" x 14' 6" (5.36m x 4.42m)

Kitchen

9' 10" x 6' 10" (3.00m x 2.08m)

Bedroom 1

9' 5" extending to 11' 5" x 3' 1" (2.87m extending to 3.48m x 0.94m)

Bedroom 3

7' 7" x 6' 6" (2.31m x 1.98m)

Bedroom 2

10' 10" x 8' 1" (3.30m x 2.46m)

Wc Ground Floor

5' 6" x 3' 1" (1.68m x 0.94m)

Total floor area 77.2 m² (831 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Tollsworth Way, Puckeridge WARE

- Three bedrooms
- Downstairs WC
- Ensuite
- Garage
- Popular Village Location

Tenure: Freehold EPC Rating: D

£450,000



view this property online williamhbrown.co.uk/Property/WRE104663

Please note the marker reflects the
postcode not the actual property



Property Ref:
WRE104663 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown



01920 465411



Ware@williamhbrown.co.uk



80 High Street, WARE, Hertfordshire, SG12 9AT



williamhbrown.co.uk