



**Tollsworth Way, Puckeridge WARE SG11 1UR**

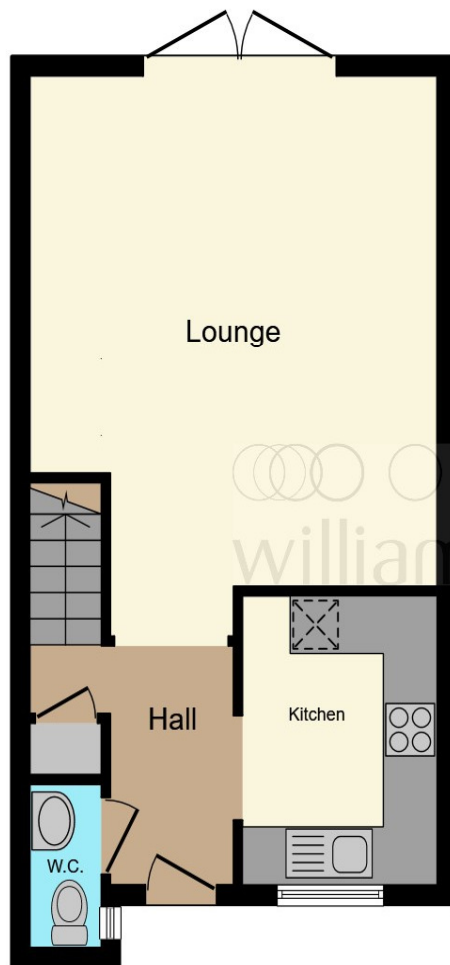


**welcome to**

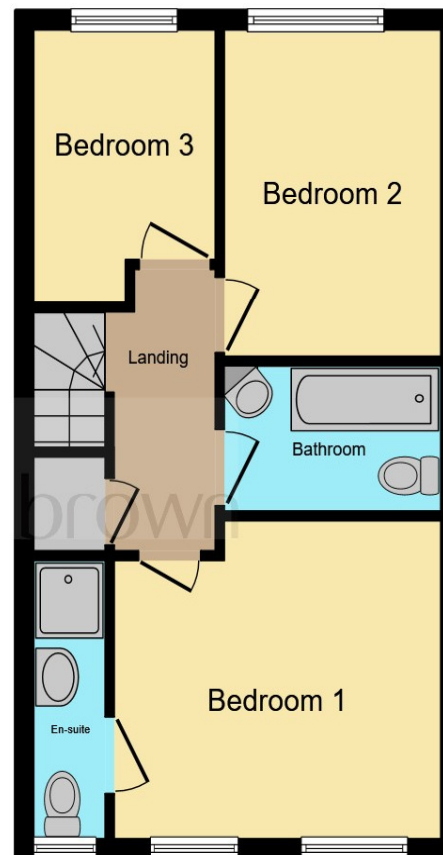
**Tollsworth Way, Puckeridge WARE**

William H Brown are pleased to offer this three bedroom family home in the village of Puckeridge. The property benefits from a modern kitchen, sitting/dining room and downstairs WC. To the first floor there are three bedrooms, ensuite and a family bathroom. There is also a garage with parking. 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**

Total floor area 77.2 m<sup>2</sup> (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.

### **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 )

**welcome to**

## **Tollsworth Way, Puckeridge WARE**

- Modern Family Home
- Downstairs WC
- Fitted Kitchen
- Sitting/Dining Room
- En-Suite and Family Bathroom

Tenure: Freehold EPC Rating: D

# £450,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WRE104663](https://williamhbrown.co.uk/Property/WRE104663)



Property Ref:  
WRE104663 - 0010

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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