



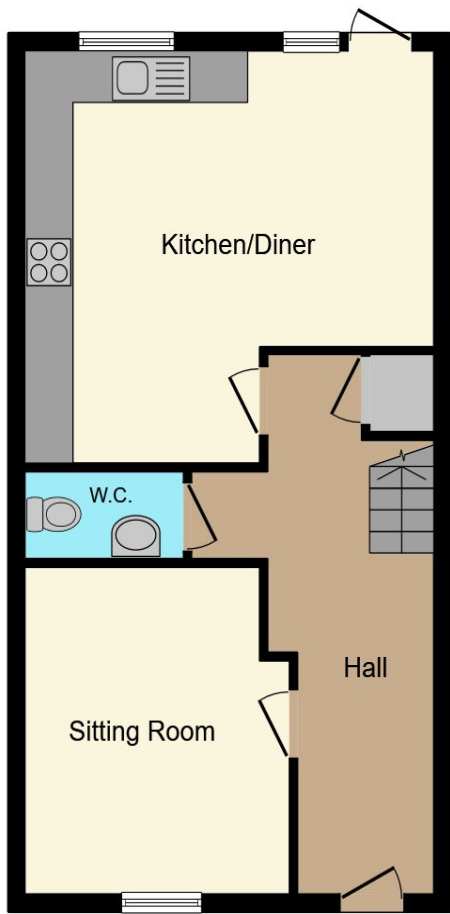
Clements Close, Puckeridge Ware SG11 1DE

welcome to

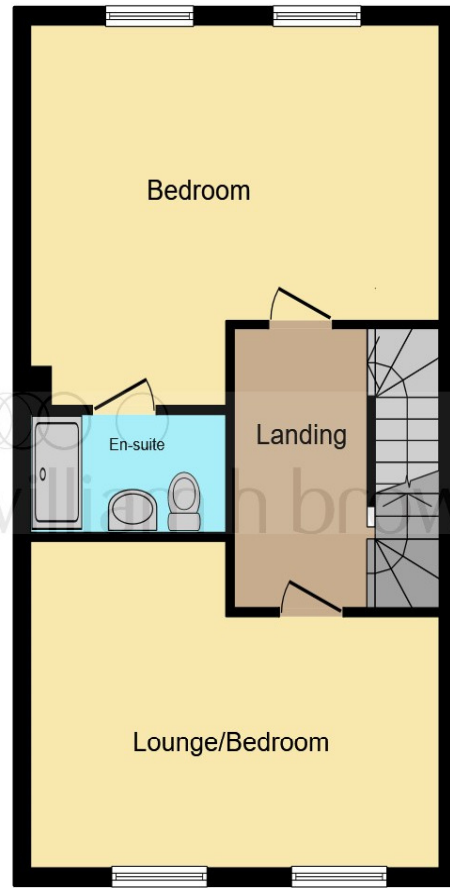
Clements Close, Puckeridge Ware

William H Brown are pleased to offer for sale this five bedroom, modern family home built approximately 9 years ago and situated within this popular residential development within the village of Puckeridge. Accommodation is arranged over three floors comprising of an entrance hall, downstairs WC, sitting room/reception room and kitchen/diner. To the first floor there is a spacious family lounge/bedroom and a further, bedroom with an en-suite shower room. The second floor comprises of the remaining three bedrooms and a modern family bathroom. Externally there is a well maintained rear garden with patio area, lawned area and gated rear pedestrian access. The property further benefits from having off street parking. The village of Puckeridge is located within easy access of the A10 and A120 with the village offering public houses, a convenience store and a bakery.

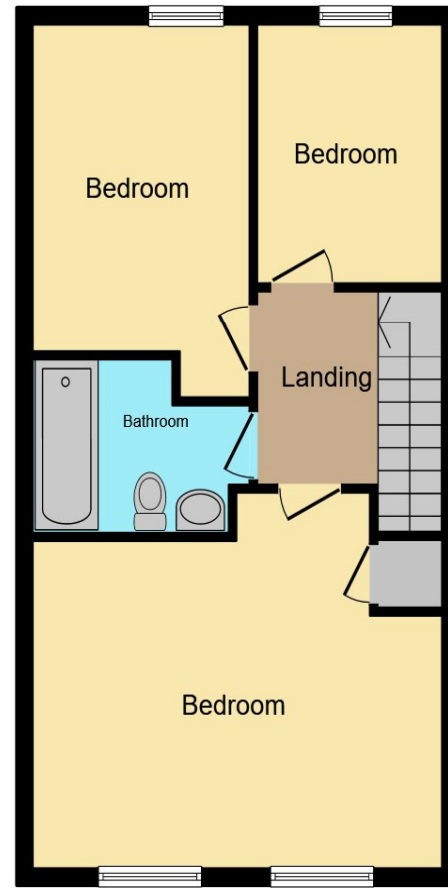




Ground Floor



First Floor



Second Floor

Sitting Room

12' 5" max x 10' max (3.78m max x 3.05m max)

Kitchen/Diner

16' 9" max x 15' 6" max (5.11m max x 4.72m max)

Bedroom

16' 9" max x 14' 2" max (5.11m max x 4.32m max)

Bedroom

16' 10" max x 15' 5" max (5.13m max x 4.70m max)

Lounge/Bedroom

16' 9" max x 12' 8" max (5.11m max x 3.86m max)

Bedroom

11' max x 8' 11" max (3.35m max x 2.72m max)

Bedroom

9' 8" max x 7' 8" max (2.95m max x 2.34m max)

Total floor area 150.1 m² (1,615 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Clements Close, Puckeridge Ware

- Four/Five bedroom mid terrace family home
- Built approx. 9 years ago
- Sitting room, Family Lounge and kitchen/diner
- Ground floor WC and two bathrooms
- Well maintained rear garden with gated rear access

Tenure: Freehold EPC Rating: B

offers in excess of

£500,000



view this property online williamhbrown.co.uk/Property/WRE107200

Please note the marker reflects the
postcode not the actual property



Property Ref:
WRE107200 - 0006

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 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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