





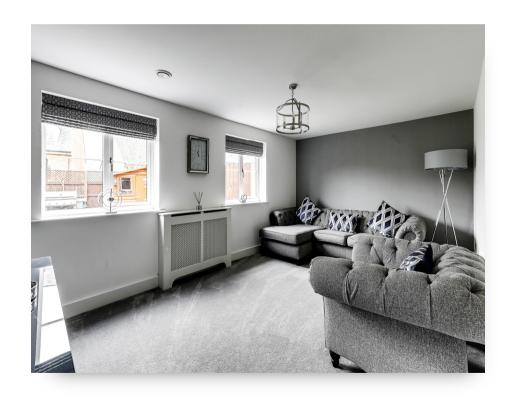




welcome to

Clements Close, Puckeridge Ware

Ready to move in and boasting superb kerb appeal is this modern, re-modelled three bedroom end of terraced family house with a village location. Ground floor cloakroom, Re-fitted kitchen/diner, attractive lounge, en-suite shower room and Jack & Gill bathroom, landscaped gardens & parking for 2 cars





William h Brown are delighted to offer for sale this superbly presented, remodelled and ready to move in, three bedroom end of terrace family house situated within this sought after development built in 2015. The village of Puckeridge offers a range of amenities including schools, shops, public houses and recreational facilities. The village is an ideal location for families and working professionals, with its calm and serene environment, plenty of green spaces and good transport links to the local Towns of Ware and Buntingford. Stansted Airport is also approx 30 minutes by car. The property itself has been updated by the current owner's to provide 'Amtico flooring' to the ground floor, a luxury fitted kitchen/dining room with grey high gloss units and 'Quartz' work surfaces. The master bedroom has a modern en-suite shower room and there is also a 'family Jack and Gill Bathroom'. Externally the rear garden has been landscaped with a 'Ceramic Tiled Patio Area' and the front garden has a picket fence with artificial grass lawn area. There are two allocated parking spaces and further visitor's spaces. The property also has CCTV and an 'Air Circulation' system throughout the property. An internal viewing is highly recommended.



Entrance Hall

Ground Floor Cloakroom

Sitting Room

16' 9" x 10' 8" (5.11m x 3.25m)

Re-Fitted Kitchen/Dining Room

17' 6" max x 9' 6" max (5.33m max x 2.90m max)

First Floor Landing

Bedroom 1

10' 10" x 10' 10" (3.30m x 3.30m)

En-Suite Shower Room

Bedroom 2

10' 10" x 10' 6" Into wardrobe & door recess ($3.30m\,x$ 3.20m Into wardrobe & door recess)

Bedroom 3

10' 10" x 6' 7" into alcove (3.30m x 2.01m into alcove)

Jack And Jill Bathroom

Exterior

Front Garden

Rear Garden

Allocated Parking

Agents Note











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Clements Close, Puckeridge Ware

- SOUGHT AFTER VILLAGE LOCATION
- RE-MODELLED EOT FAMILY HOME
- GROUND FLOOR CLOAKROOM
- RE-FITTED KITCHEN/DINER
- ATTRACTIVE SITTING ROOM

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers in excess of

£450,000







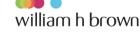


Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WRE107574



Property Ref: WRE107574 - 0008 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.





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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.