



**Station Road, Puckeridge Ware SG11 1TF**

**welcome to**

## **Station Road, Puckeridge Ware**

Discover this beautifully presented Victorian semi-detached home, offering a perfect blend of period charm and modern comfort. Nestled in the peaceful village of Puckeridge, this family-sized property boasts spacious and versatile living accommodation. The ground floor comprises of a welcoming entrance hall which leads on the sitting room being bright and airy with a sash windows, featuring elegant period details, karndeian flooring and a cozy atmosphere. The Family Room also has Karndeian flooring and leads through to a modern Kitchen/Breakfast Room, equipped with integrated appliances and ample worksurfaces. The Formal dining space, ideal for entertaining guests and overlooks and leads to the landscaped rear garden. There is also a ground floor shower room.





**Ground Floor**

**First Floor**

Total floor area 124.3 m<sup>2</sup> (1,338 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](http://www.focalagent.com)

**Entrance**

**Living Room**

12' 2" max x 11' 5" max ( 3.71m max x 3.48m max )

**Family Room**

11' 10" max x 15' max ( 3.61m max x 4.57m max )

**Kitchen/Breakfast Room**

18' 9" max x 15' max ( 5.71m max x 4.57m max )

**Rear Lobby**

**Downstairs Shower Room**

**Dining Room**

11' 9" max x 15' max ( 3.58m max x 4.57m max )

**First Floor Landing**

**Bedroom One**

10' 5" max x 15' max ( 3.17m max x 4.57m max )

**Bedroom Two**

12' max x 9' 4" max ( 3.66m max x 2.84m max )

**Bedroom Three**

9' 1" max x 7' 11" max ( 2.77m max x 2.41m max )

**Shower Room**

**Exterior**

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## Station Road, Puckeridge Ware

- VICTORIAN PERIOD HOME
- THREE BEDROOMS
- LARGE GARDEN
- OFF STREET PARKING
- DOWNSTAIRS SHOWER ROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

**£550,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WRE107608 - 0003

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