



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, karndean flooring and a cozy atmosphere. The Family Room also has Karndean 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.





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

Total floor area 124.3 m² (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

welcome to

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

view this property online williamhbrown.co.uk/Property/WRE107608



Property Ref:
WRE107608 - 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 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.



william h brown



01920 465411



Ware@williamhbrown.co.uk



80 High Street, WARE, Hertfordshire, SG12 9AT



williamhbrown.co.uk