



23 Barleymead way, Puckeridge, Ware, SG11 1FA
£785,000



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SHOW HOME STANDARD THROUGHOUT This substantial five bedroom detached home is situated across three levels and provides excellent living accommodation and is presented to the highest order. Internally the property benefits from Five Bedrooms, four bathrooms / showroom's, an internal storage area which which could be converted to a home gym. Downstairs the bold fold doors open onto a landscaped rear garden area which is perfect for evening of entertainment. The front of this family home offers parking for two cars and access to an integral garage. Call Lanes today to arrange your viewing.



Lower Ground Floor

Family Room 16'8" x 11'8" (5.08m x 3.56m)

Kitchen/Diner 20'1" x 14'2" (6.12m x 4.32m)

Store Room 32'1" x 6'7" (9.78m x 2.01m)

Downstairs W/C

Ground Floor

Entrance Hall

Living Room 17'0" x 12'0" (5.18m x 3.66m)

Bedroom Two 12'7" x 11'5" (3.84m x 3.48m)

En-Suite 7'7" x 5'1" (2.31m x 1.55m)

Bedroom Four 12'6" x 10'0" (3.81m x 3.05m)

Bedroom Five 12'0" x 6'3" (3.66m x 1.91m)

Family Bathroom

First Floor

Landing

Bedroom One 13'5" x 12'7" (4.09m x 3.84m)

En-Suite

Bedroom Three 12'0" x 10'7" (3.66m x 3.23m)

En-Suite

Garage 19'10" x 10'0" (6.05m x 3.05m)

Front Garden

Back Garden







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

