



25 Barleyhead Way, Puckeridge, SG11 1FA
£965,000



25 Barleymead Way, Puckeridge, SG11 1FA

This substantial and much improved five bedroom detached home is laid out across three levels and provides excellent living accommodation and is presented to the highest order. Internally the property benefits from Five Bedrooms, four bathrooms/shower rooms, an internal storage area which is being used as a home gym. kitchen/diner opens onto a landscaped rear garden area which is perfect for entertaining. The front of this family home offers parking for two cars and access to an integral double garage. Call Lanes today to arrange your viewing.



Door To

Hallway

Stairs to First Floor and lower ground floor

Sitting Room 25'0 x 15'1 (7.62m x 4.60m)

W.C

Storage cupboard

Bedroom Two 12'1 x 12'4 (3.68m x 3.76m)

En-suite

Bedroom One 13'2 x 12'4 (4.01m x 3.76m)

En-suite

Kitchen/Diner

23'7 x 12'1 opening to 19'0 (7.19m x 3.68m opening to 5.79m)

L-shaped

W.C

Family Room 14'10 x 14'8 (4.52m x 4.47m)

Gym/Storage Area

Storage cupboard

Bedroom Three 13'1 x 11'3 (3.99m x 3.43m)

Bedroom Four 12'4 x 11'6 (3.76m x 3.51m)

Bedroom Five/ Dressing Room

11'6 x 13'1 (3.51m x 3.99m)

Play Room

Bathroom

Front

Of street parking for two cars, access to double garage and rest landscaped

Rear

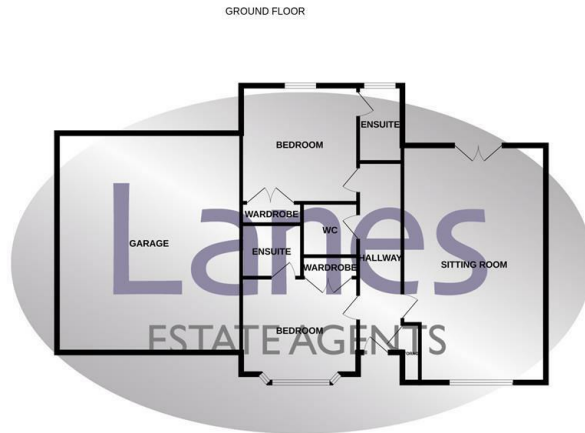
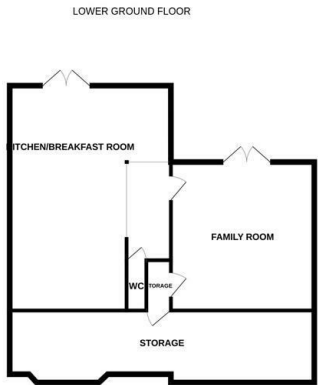
Landscaped rear garden

Disclaimer

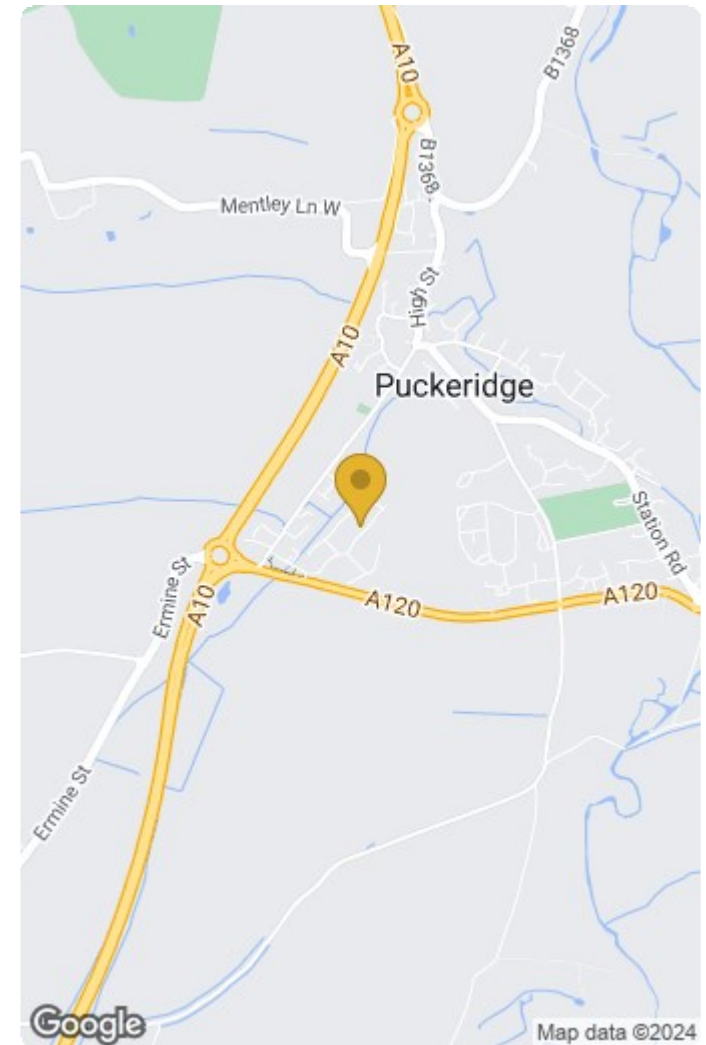
-The owner of the property is a director of Lanes Property Agents*







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		85	90
		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.

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