



**Oliver
Minton**
Village & Rural Homes

49 Station Road, Puckeridge, Herts, SG11 1TE

- Guide Price £495,000 Freehold

Oliver Minton Village & Rural Homes are delighted to offer this attractive 3 bedroom semi-detached house within convenient close proximity of the village schools, recreation ground, health centre, High St shops and pubs. With garage and parking set to the rear, the superbly presented accommodation comprises entrance hall, cloakroom, spacious living room, fitted kitchen, 3 good size bedrooms and luxury family bathroom. There is uPVC double glazing and gas central heating to radiators and an enclosed private rear garden.

Enclosed Entrance Hall - 2.29m x 1.45m (7'6" x 4'9") Front door. Wood laminate floor. Radiator with decorative cover. Door to recessed cloaks cupboard. Door to Living Room. Door to:

Cloakroom Modern suite comprising WC with concealed cistern, wash hand basin with cupboard below. Chrome heated towel rail. uPVC double glazed window to front.

Reception Area - 2.44m x 1.75m (8'0" x 5'9") Staircase to first floor. Under stairs storage area. Open to:

Living Room - 7.44m x 3.58m (24'5" x 11'9" narrowing to 11'0" in dining area) A spacious, bright, dual aspect room with uPVC double glazed bow window to front and uPVC double glazed French doors to rear garden. 2 modern radiators. Wood laminate floor. Doorway to:

Fitted Kitchen - 2.97m x 2.9m (9'9" x 9'6") Attractive quartz work surfaces incorporating sink unit. Excellent range of fitted wall, base and drawer units. Built-in electric Neff double ovens and induction hob with quartz splashback and extractor canopy above. Integrated washing machine Recess for upright fridge/freezer. uPVC double glazed window and door to rear garden.

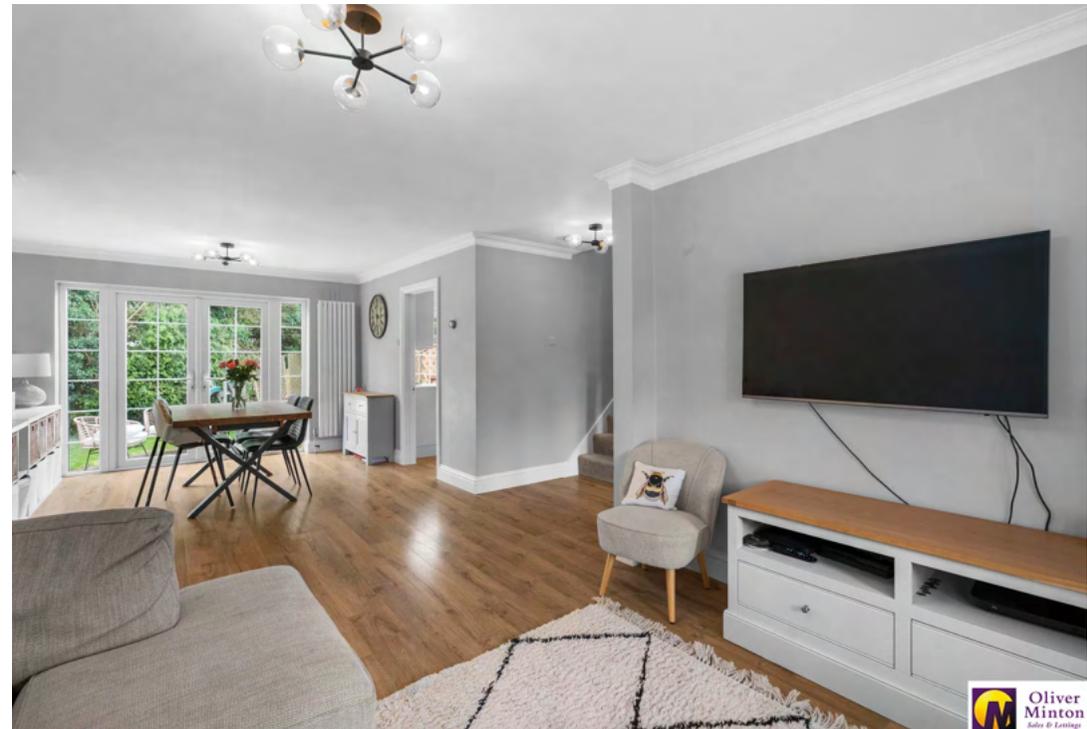
First Floor Landing Access hatch to boarded loft with light connected.

Bedroom One - 3.61m x 3.53m (11'10" x 11'7" + wardrobes) Excellent full width range of built-in floor to ceiling wardrobes. Radiator. uPVC double glazed window to front.

Bedroom Two - 3.81m x 2.92m (12'6" + wardrobes x 9'7") uPVC double glazed window to rear. Radiator. Range of built-in wardrobe cupboards to one wall.

Bedroom Three - 2.79m x 2.31m (9'2" x 7'7") uPVC double glazed window to front. Radiator.

Luxury Family Bathroom Contemporary fittings comprising white bath with integrated retractable hand shower, separate shower above and folding shower screen, upstand wash hand basin with cupboard under, WC. Attractive porcelain tiled floor. Chrome heated towel rail. uPVC double glazed obscure window to rear.





Front Garden

The house is set back from the road and has an open plan front garden, laid to lawn. Side pathway to front door and gated side access to rear garden.

Rear Garden

An enclosed private garden with patio area and lawn. Access gate leading to:

Single Garage & Parking

Access is via a shared driveway adjacent to the next door house (no 51). The single garage, with an up and over door, is the left of the pair, with parking to the side.

Agent Notes

Mains services are connected: mains water, sewerage, electricity, gas fired central heating (untested). Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>

Council Tax Band: D

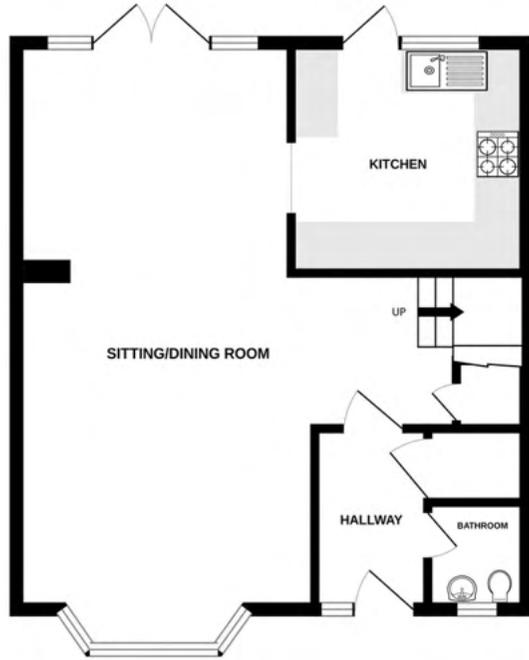




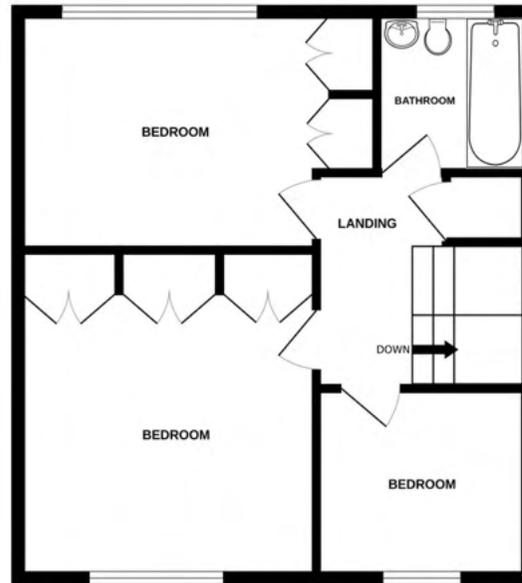


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GROUND FLOOR
529 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR
519 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 1048 sq.ft. (97.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only. Outbuildings not drawn in actual position relative to the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	77
(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	



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