



27 High Street, Puckeridge, Herts SG11 1RN

Guide Price **£479,950 Freehold**

CHAIN FREE: Oliver Minton Village & Rural Homes are pleased to offer for sale this spacious and stylish home that is ideally located in the heart of the village and is ready for immediate occupation. The accommodation comprises: entrance hall, guest cloakroom/WC, contemporary fitted kitchen/breakfast room and a generous living/dining room with direct access to the private rear garden. The first floor offers three well-proportioned bedrooms and a four piece bathroom suite. A garage and off-street parking to the rear add even further appeal to this lovely property.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.



**Oliver
Minton**
Village & Rural Homes

Location : The property is set within close proximity of all amenities, with excellent village schools a short walk away. The High Street features a village shop, pharmacy, cafe, hairdressers and two public houses. Pearces Farm Shop is very popular and is just on the outskirts of the village with 'pick-your-own fruit' in the summer. There are great road links via the A10, M25 and M11. To the south, the market towns of Ware and Hertford are with a short drive, offering more comprehensive shopping, leisure facilities, plus a choice of train stations. Buntingford is around 4 miles to the north having a traditional High Street and Freman College, an upper school and sixth form.

Accommodation : Front door opening to:

Hallway : Stairs rising to first floor. Deep storage cupboard. Radiator. Door to:

Guest cloakroom/W.C : Mid flush w.c. Wall mounted wash hand basin. Extractor fan.

Kitchen/Breakfast Room - 4.17m x 3.26m (13'8" x 10'8")
Fitted with a contemporary range of wall and base cabinets complemented by marble quartz work surfaces and matching up-risers. Integrated dishwasher. Built-in fan oven. Four ring ceramic hob with brushed steel illuminated extractor canopy over. Space and plumbing for washing machine, tumble dryer and American style fridge freezer. Wall mounted 'Worcester' gas fired boiler. Radiator. Double glazed window to front aspect.

Living/Dining room - 5.35m x 4.2m (17'6" x 13'9") Double glazed window to rear and door opening to the rear garden. Attractive parquet flooring. Radiator.

First Floor : Landing giving access to bedroom accommodation and family bathroom. Loft access hatch.

Bedroom One - 4.24m x 3.07m into wardrobes (13'10" x 10'0") Double glazed window to rear. Range of wardrobe cupboards spanning one wall. Radiator.

Bedroom Two - 4.15m x 2.51m (13'7" x 8'2") Double glazed window to front. Radiator.

Bedroom Three - 3.31m x 2.17m (10'10" x 7'1") Double glazed window to rear. Radiator.

Family Bathroom : Well appointed bathroom with a white four piece suite: Tiled panel enclosed bath, pedestal wash hand basin and low flush w.c. Recessed independent shower cubicle with glazed door. Door to airing cupboard. Chrome heated towel rail. Fully tiled walls. Extractor fan. Double glazed window to front.

Rear Garden : Private, south easterly aspect garden. Laid to artificial lawn with path to side access to garage and parking area and undercover passageway to front. Outside tap

Parking and Garage : Garage to the rear of property that includes parking space in front of garage. Vehicular access from street via undercover archway and shared access to parking area.

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



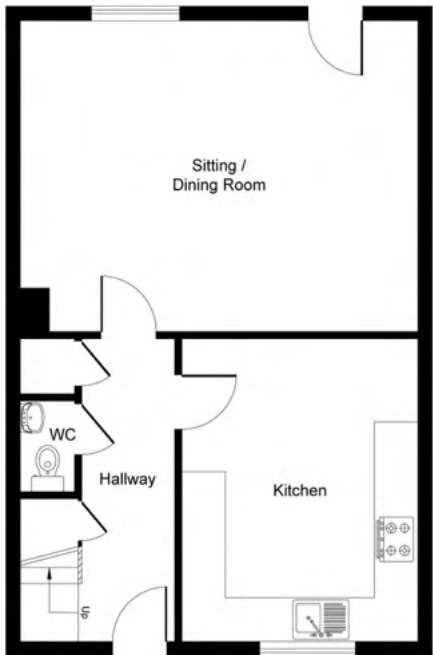


Puckeridge Sales

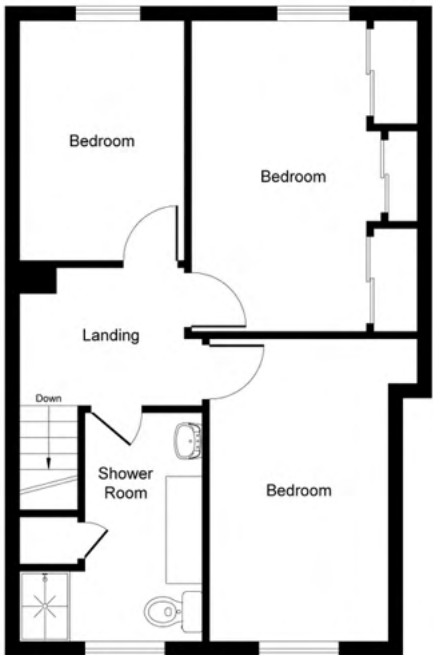
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Approximate Gross Internal Area
Main House = 995 sq. ft / 92.45 sq. m

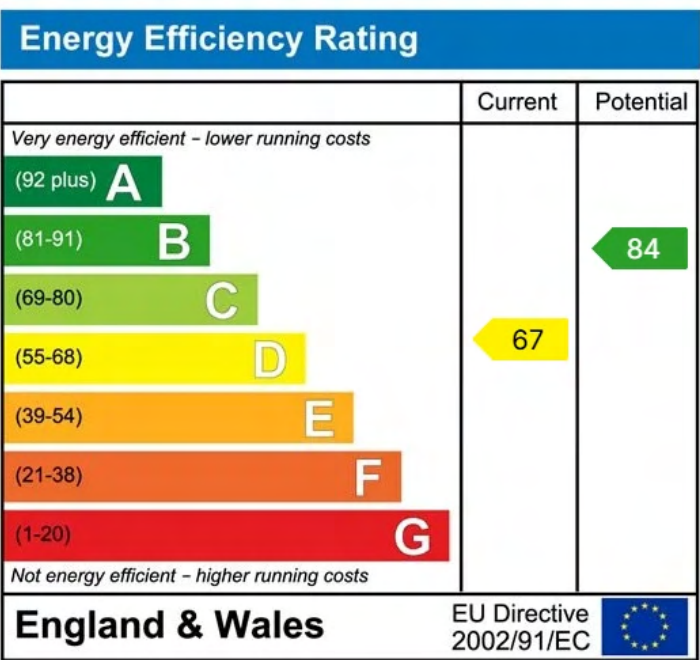


GROUND FLOOR



FIRST FLOOR

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.



Viewing Arrangements:
01920 822999

puckeridge@oliverminton.com

<https://www.oliverminton.com/>

MORTGAGE ADVICE

Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 822999. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616