

34, Barleymead Way, Puckeridge

SG11 1FA

Offers In Excess Of £825,000

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34 Barleymead Way, Puckeridge, Herts, SG11 1FA

An exceptional 5 bedroom detached family home, built recently by Cala Homes, yet the current owners have finished the house to an uncompromising standard throughout. The generous accommodation which spans 2647 sqft comprises of a large entrance hall with a utility room, a ground floor guest bedroom with en-suite, a games room, home office and a gym. On the first floor, there are 2 bedrooms, a guest wc, a kitchen/breakfast room and a large living room both with direct access to the landscaped gardens. On the second floor, there are 2 large double bedrooms, with the main bedroom including an en-suite shower room and walk-in wardrobe, whilst there is also a family bathroom. Externally, there is driveway parking for two cars, with additional on road parking available outside. The rear garden has been professionally landscaped providing excellent entertaining space.

Situated in the sought after village of Puckeridge, Barleymead Way offers an attractive residential setting that combines a peaceful community atmosphere with excellent everyday convenience. The area is within easy reach of local shops, choice of village pubs, the village primary school, while nearby Standon provides additional village charm. Commuters benefit from excellent road connections via the A10 and A120, with easy access to Hertford, Bishop's Stortford, Cambridge, and the M25. Rail services from nearby Ware and Bishop's Stortford offer regular trains into London Liverpool Street, making the location ideal for those seeking a balance between village living and city accessibility. Surrounded by picturesque Hertfordshire countryside, residents can also enjoy an abundance of scenic walks, cycling routes, and open green spaces right on their doorstep.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY





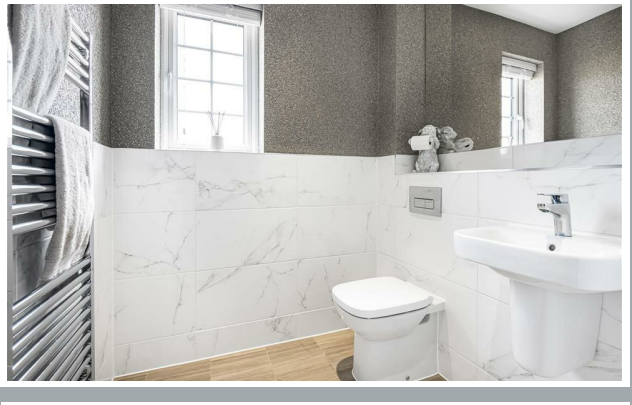




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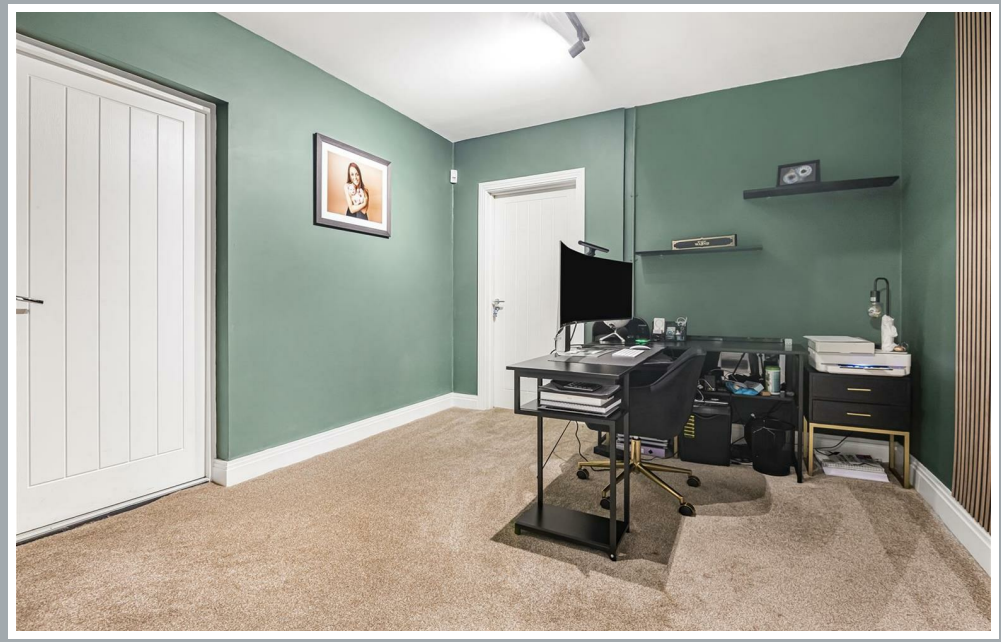


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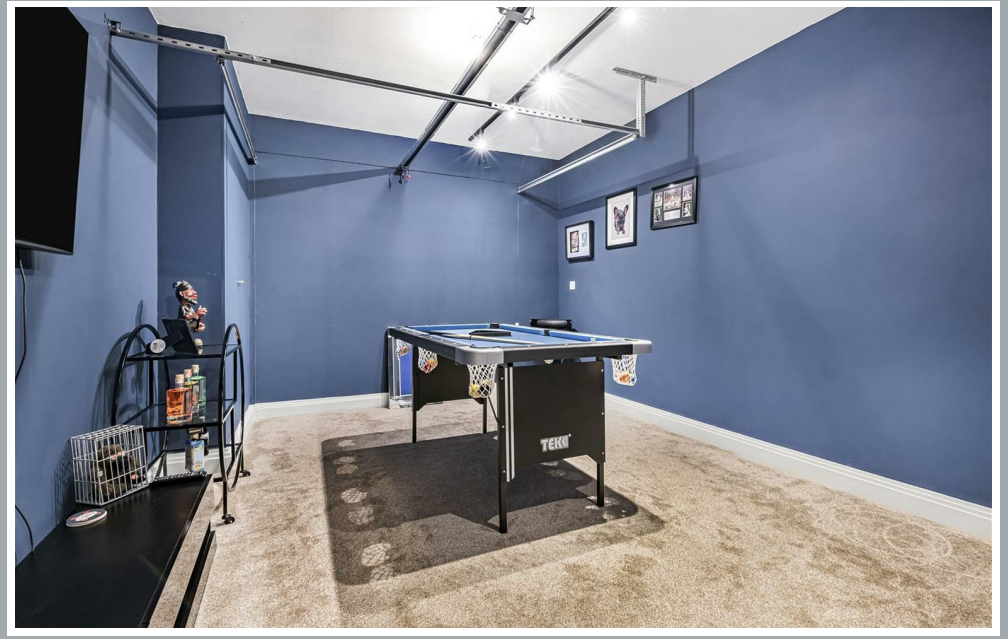




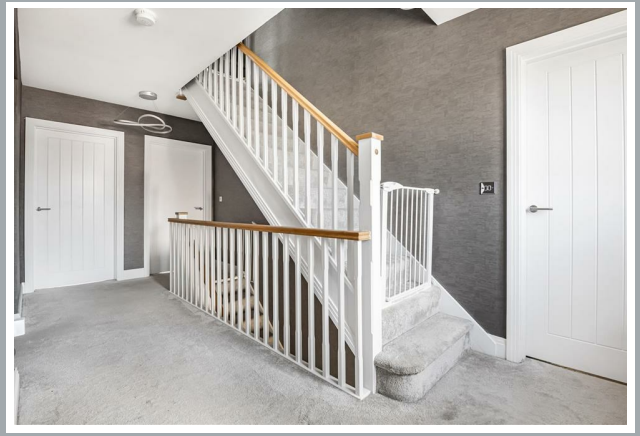
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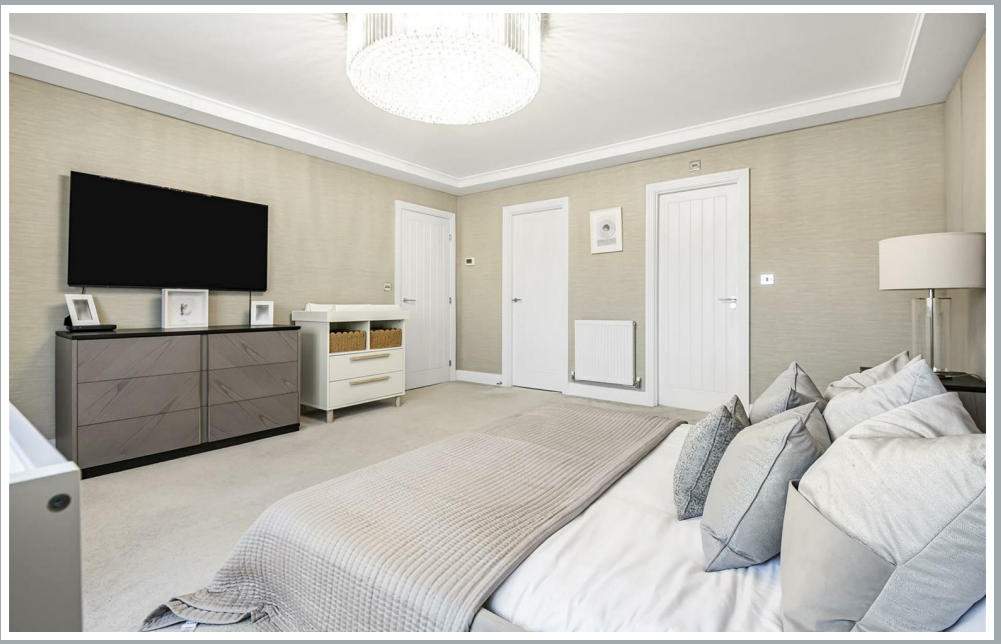








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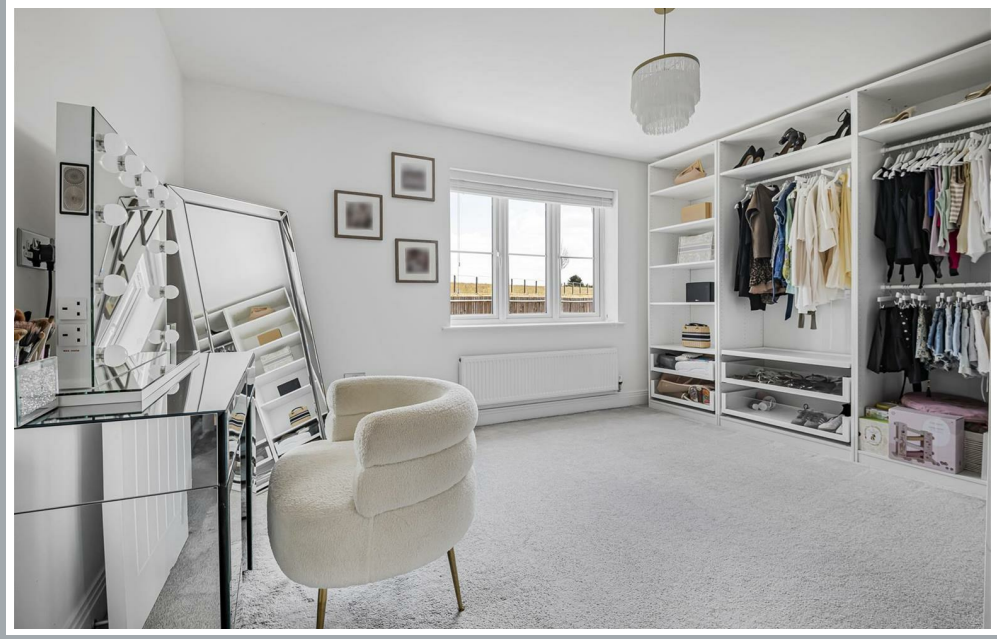


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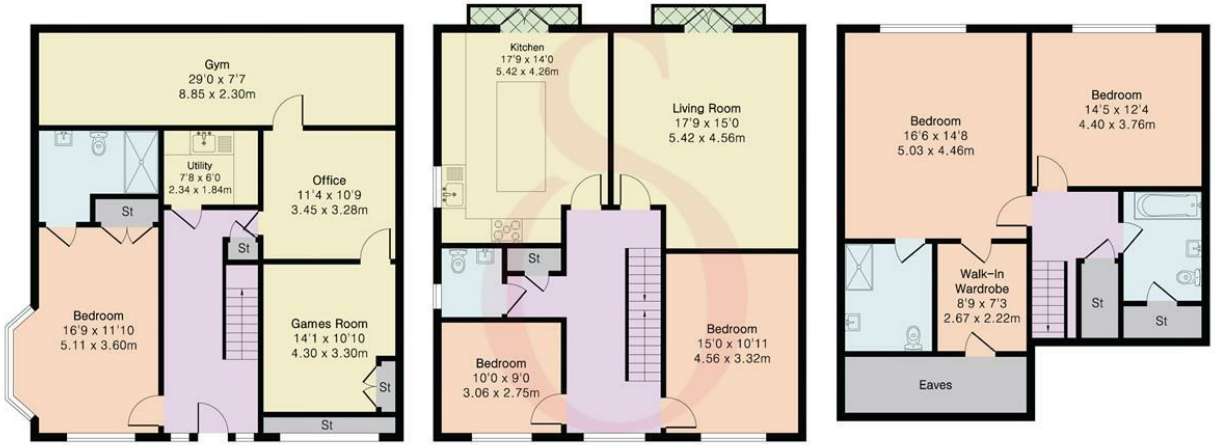
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Approximate Gross Internal Area 2647 sq ft - 246 sq m

Ground Floor Area 962 sq ft – 89 sq m

First Floor Area 947 sq ft – 88 sq m

Second Floor Area 738 sq ft – 69 sq m



Ground Floor First Floor Second Floor

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Steven Oates

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