



Foxleigh Mews, High Street, Puckeridge, Herts SG11 1RD

Price - £425,000 Freehold

Oliver Minton Village & Rural Homes are delighted to offer this CHAIN FREE superb, individual semi-detached house with excellent room proportions and stylishly presented accommodation comprising entrance hall, guest cloakroom/WC, living room, modern kitchen/dining room, two double bedrooms and first floor family bathroom. Tucked away in the heart of the village, within the Conservation Area and accessed via a pedestrian walkway situated between numbers 26 & 28 High Street, this attractive barn-style property blends character and modern living and benefits from a lovely secluded rear garden and air conditioning units in the living room and main bedroom.

Puckeridge village facilities include a convenience store, café, doctors & dental surgeries, superb Farm Shop, social and sporting clubs, recreation ground and community centre, two public houses and the Roger De Clare First School & Nursery, Ralph Sadleir Middle School and St Thomas of Canterbury RC Primary School are all within walking distance. There are also a wealth of walks to be enjoyed in the surrounding countryside. A choice of main-line railway stations serving London Liverpool Street are within 15-20 minutes drive, with Stansted Airport approximately 14 miles away.

Reception Hall Staircase to first floor. Built in storage cupboard, radiator, wood effect flooring, doors to:

Luxury Cloakroom/WC Double glazed obscure window to front. Suite comprising vanity unit with inset wash hand basin, concealed cistern WC, tiled flooring, heated towel rail.

Living Room - 4.8m x 4.52m (15'8" x 14'9") With full height double glazed window, radiator, air conditioning unit.

Kitchen/Dining Room - 4.8m x 3.04m (15'8" x 9'11") Dual aspect with two double glazed windows and door to outside. Fitted with a range of wall and base storage units with wood work surfaces incorporating a sink and drainer unit, built in oven with hob and extractor over, integrated fridge/freezer, space/plumbing for washing machine and dishwasher, radiator, wood effect flooring.

First Floor Landing Two skylight windows, two built in storage cupboards, radiator, study area with space for desk, doors to:

Bedroom One - 4.8m x 3.28m (15'8" x 10'9") With double glazed window to front. Radiator, fitted wardrobe cupboards, air conditioning unit.

Bedroom Two - 4.8m x 3.04m (15'8" x 9'11") Dual aspect with two double glazed windows, radiator, fitted wardrobe cupboards

Bathroom Double glazed obscure window. Suite comprising bath with shower over and glazed shower screen, vanity unit with inset wash hand basin, concealed cistern WC, fully tiled walls, heated towel rail.





Front/Side Garden Raised area directly opposite the front of the house. Pathway to front door and steps up at rear to rear garden. Initial shared pathway and gate providing access to both houses.

Good Size Rear Garden A lovely secluded garden, laid to lawn with flower and shrub beds.

Agent Notes

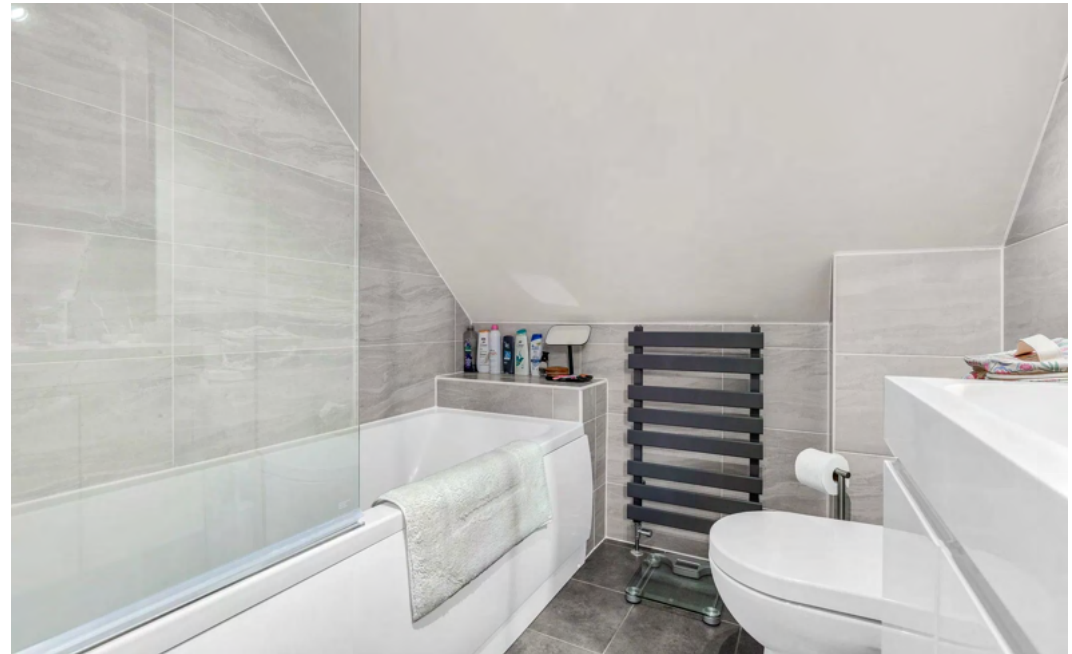
Mains services are connected: mains water, sewerage, electricity, gas fired central heating (untested). The air conditioning units can also provide heat when needed. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>

Council Tax Band: D

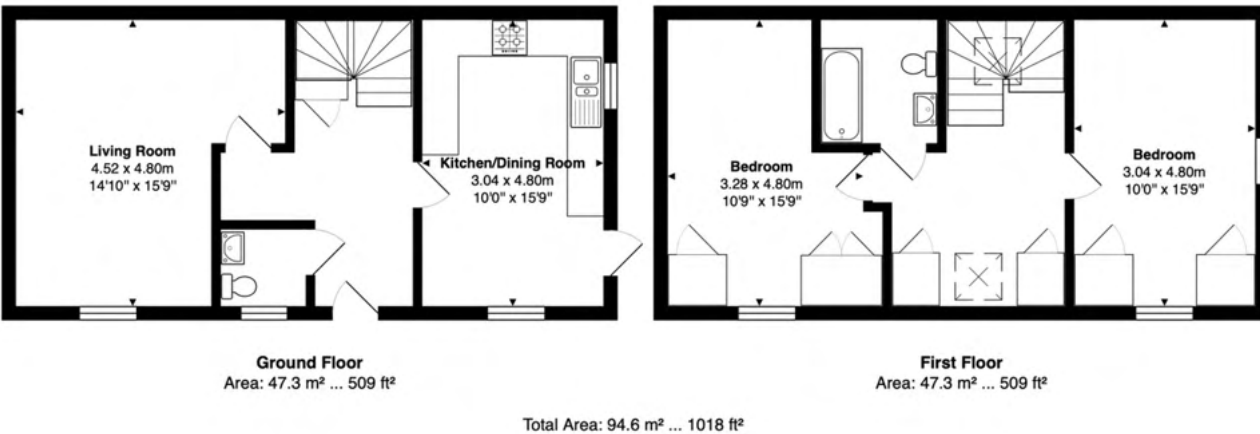
Tenure: Freehold







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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	79	
(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



**Oliver
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