

# Jonathan Hunt

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10 St. Johns, Puckeridge, SG11 1SY

£565,000

JONATHAN HUNT are pleased to offer this delightful four-bedroom semi-detached home located in the charming village of Puckeridge offering a perfect blend of comfort and modern living. Situated in a peaceful cul-de-sac, the property boasts a serene environment, ideal for families seeking a country lifestyle. Upon entering, you will find a spacious and inviting layout that includes a dedicated home office, perfect for those who work remotely or require a quiet space for study.

The south-facing gardens are a true highlight of this home, featuring a beautifully decked terrace that provides an excellent space for outdoor entertaining or simply enjoying the sunshine. The gardens are well-maintained and lead to an amazing log cabin that serves as a home cinema, providing a unique space for relaxation and entertainment. This versatile area can be transformed to suit your needs, whether it be for movie nights, gaming, or simply unwinding after a long day.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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## ENTRANCE HALL

## LIVING ROOM 25'9" x 12'8" (7.85 x 3.87)



## HOME OFFICE 9'10" x 8'8" (3 x 2.65)



## DINING ROOM



## WORKSHOP/UTILITY

## FIRST FLOOR



## KITCHEN 10'4" x 9'2" (3.16 x 2.8)



## BEDROOM ONE 14'1" x 11'5" (4.3 x 3.48)



## CLOAKROOM

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**BEDROOM TWO 12'2" x 8'8" (3.71 x 2.66)**



**FAMILY BATHROOM**



**BEDROOM THREE 10'3" x 8'10" (3.13 x 2.7)**



**DECKED AREA**



**REAR GARDEN**



**BEDROOM FOUR 9'2" x 7'5" (2.8 x 2.27)**



**HOME CINEMA**

**VIEWS**



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## FRONT DRIVEWAY



## AGENTS NOTE

The internal equipment for the home cinema is available for negotiation

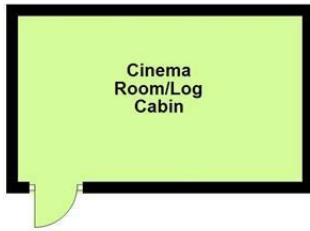


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>72</b>	<b>79</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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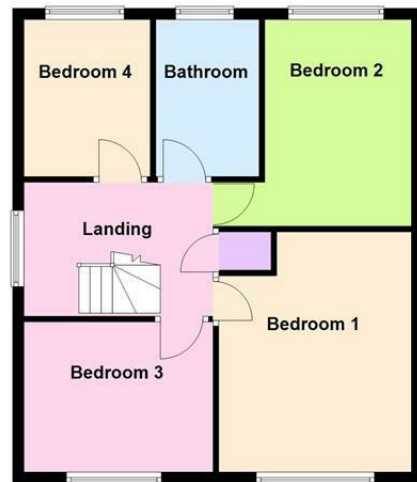
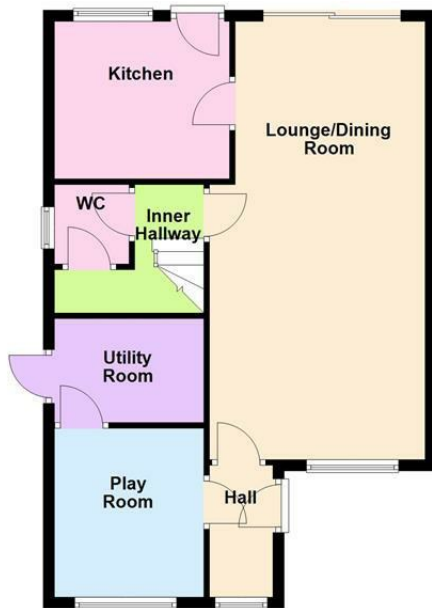
**Ground Floor**

Approx. 76.9 sq. metres (827.4 sq. feet)



**First Floor**

Approx. 56.2 sq. metres (604.8 sq. feet)



Total area: approx. 133.1 sq. metres (1432.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.  
Plan produced using PlanUp.