

# Jonathan Hunt

ESTATE AGENCY

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**18 Station Road, Puckeridge, Hertfordshire, SG11 1SN**

**Realistic Offers Considered £350,000**

This generous freehold three-bedroom home offers noticeably more space and flexibility than many similarly priced flats in the area, giving buyers the chance to step into a larger property without stretching their budget. It includes a garage and private off-street parking, along with bright, well-proportioned rooms that feel immediately comfortable.

The home is ready to move into, featuring a modern kitchen, a recently refitted bathroom, fresh carpets and fitted blinds. Although there is no rear garden, the front terrace provides a pleasant spot for a bistro set or morning coffee.

Situated within a short, level walk of Puckeridge's amenities and available chain free, it represents a practical and well-balanced option for first-time buyers, downsizers or investors.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975



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KITCHEN 10'1 x 12'1 (3.07m x 3.68m)

KITCHEN pic 2

KITCHEN pic 3

LOUNGE/DINER 11'11 x 20'8 (3.63m x 6.30m)

LOUNGE/DINER pic 2

BEDROOM ONE 11'8 x 9'9 (3.56m x 2.97m)

BEDROOM ONE

BEDROOM TWO 12'1 x 7'8 (3.68m x 2.34m)

BEDROOM THREE 10'10 x 5'8 (3.30m x 1.73m)

SHOWER ROOM 7'8 x 6'6 (2.34m x 1.98m)

GARAGE AND DRIVEWAY

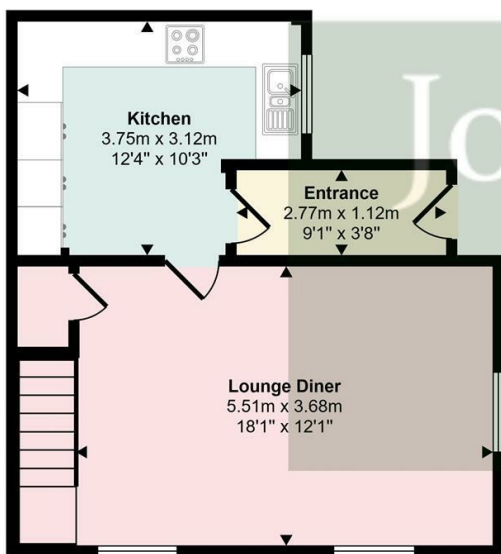
OUTSIDE SPACE



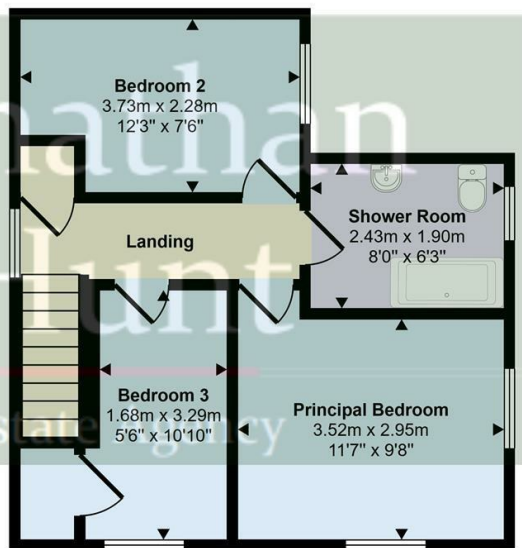
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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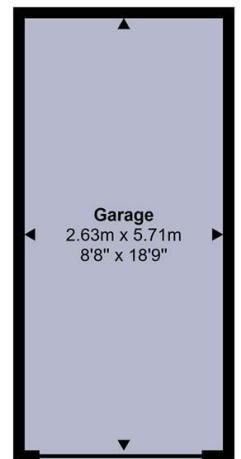
Approx Gross Internal Area  
92 sq m / 987 sq ft



Ground Floor  
Approx 38 sq m / 407 sq ft



First Floor  
Approx 39 sq m / 418 sq ft



Garage  
Approx 15 sq m / 161 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.