



Elliot Heath
ESTATE AGENTS

87 High Street, Puckeridge
Guide Price **£475,000**

87 High Street

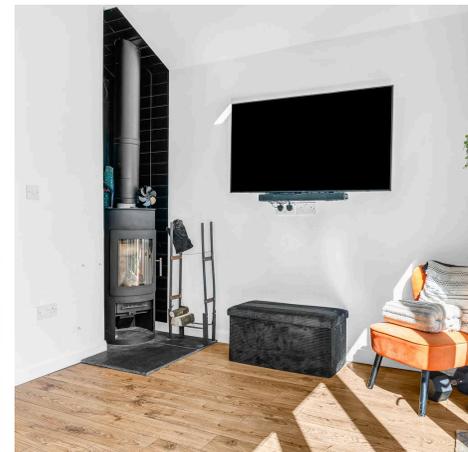
Puckeridge, Ware

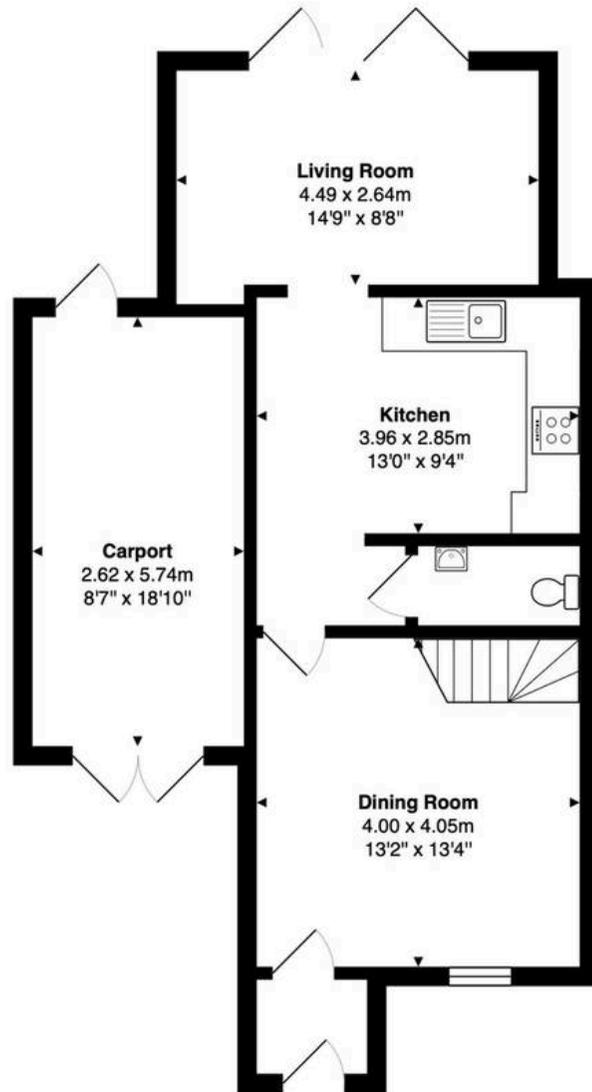
Superb 3-bed village home with rear views and a stunning extension featuring a vaulted ceiling, multi-fuel stove and bi-fold doors. Stylish kitchen, living and dining rooms, plus garden and parking. Council Tax band: D

Tenure: Freehold

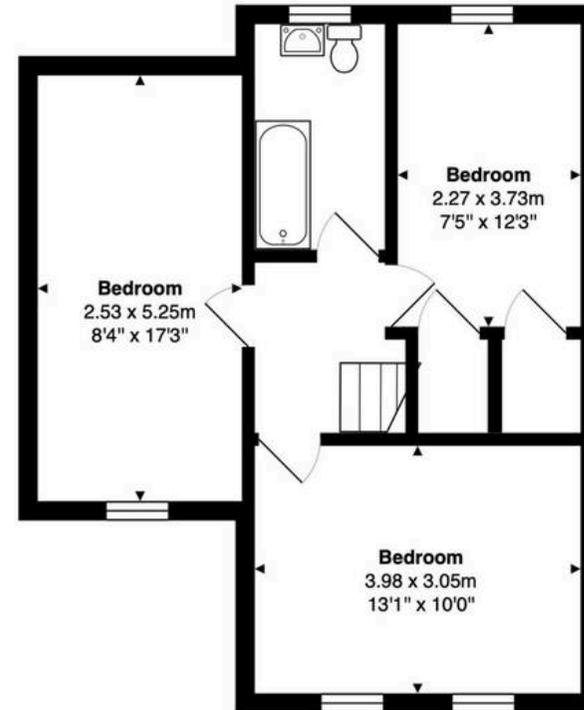
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Ground Floor
Area: 62.4 m² ... 671 ft²



First Floor
Area: 47.5 m² ... 511 ft²

Total Area: 109.8 m² ... 1182 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk

Entrance Lobby

With tiled flooring, radiator, door to:

Dining Room

13' 1" x 13' 3" (4.00m x 4.05m)

With double glazed sash style window to front aspect, stairs rising to first floor landing, wood flooring, radiator, door to:

Kitchen

13' 0" x 9' 4" (3.96m x 2.85m)

Fitted with a range of wall and base storage units with wood work surfaces over incorporating a sink and drainer unit, fully integrated, tiled splash back areas, wood flooring, open to the living room, door to:

Downstairs WC

Fitted with a suite comprising dual flush wc, pedestal wash hand basin, tiled splash back areas, wood flooring, radiator.

Living Room

14' 9" x 8' 8" (4.49m x 2.64m)

Vaulted ceiling with Velux windows and bi fold doors opening onto the low maintenance garden, multi fuel 'Westfire' stove, wood flooring.

First Floor Landing

With loft access and doors to:

Bedroom One

8' 4" x 17' 3" (2.53m x 5.25m)

With two double glazed sash style windows to front aspect, radiator, panelling to one wall.

Bedroom Two

8' 4" x 17' 3" (2.53m x 5.25m)

With double glazed sash style window to front aspect, radiator.



Bedroom Three

7' 5" x 12' 3" (2.27m x 3.73m)

With double glazed sash style window to rear aspect, radiator, two built in storage cupboards.

Bathroom

With double glazed sash style window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, concealed cistern wc, tiled splash back areas, wood effect flooring, chrome heated towel rail.





FRONT GARDEN

Front garden laid to shingle with wrought iron fencing.

REAR GARDEN

The low maintenance rear garden features a decked seating area with steps down to the artificial lawn with attractive planting to the rear. The garden has a pleasant backdrop of a mature field hedge and stream.

DRIVEWAY

1 Parking Space

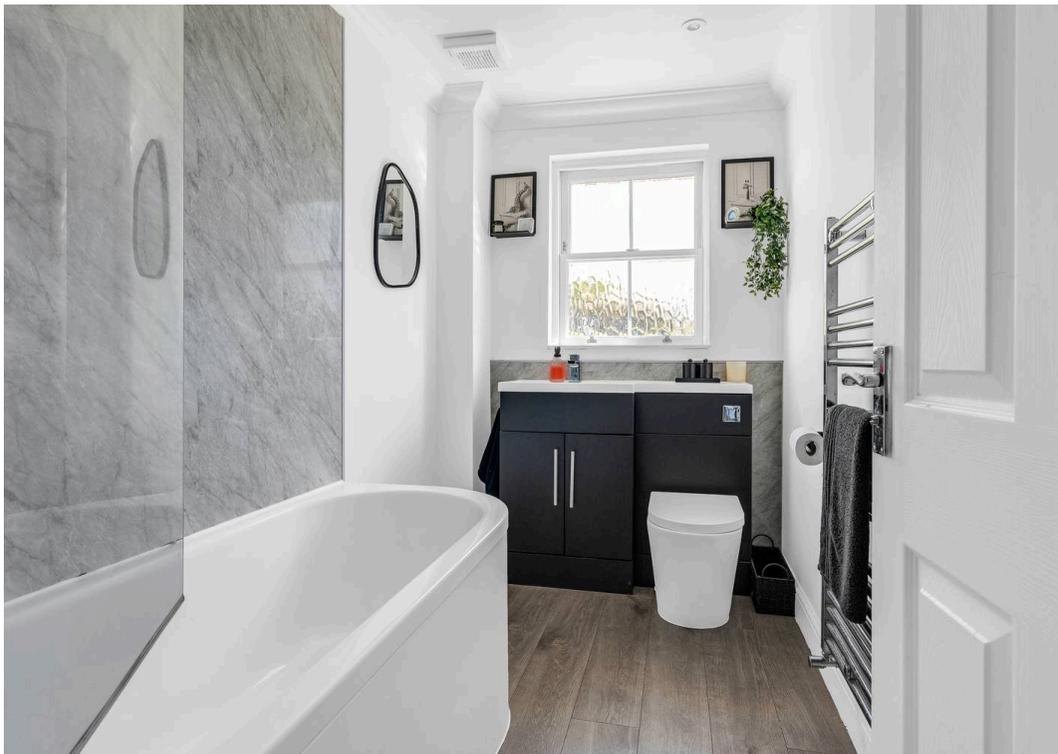
Driveway providing off street parking and access to the carport.

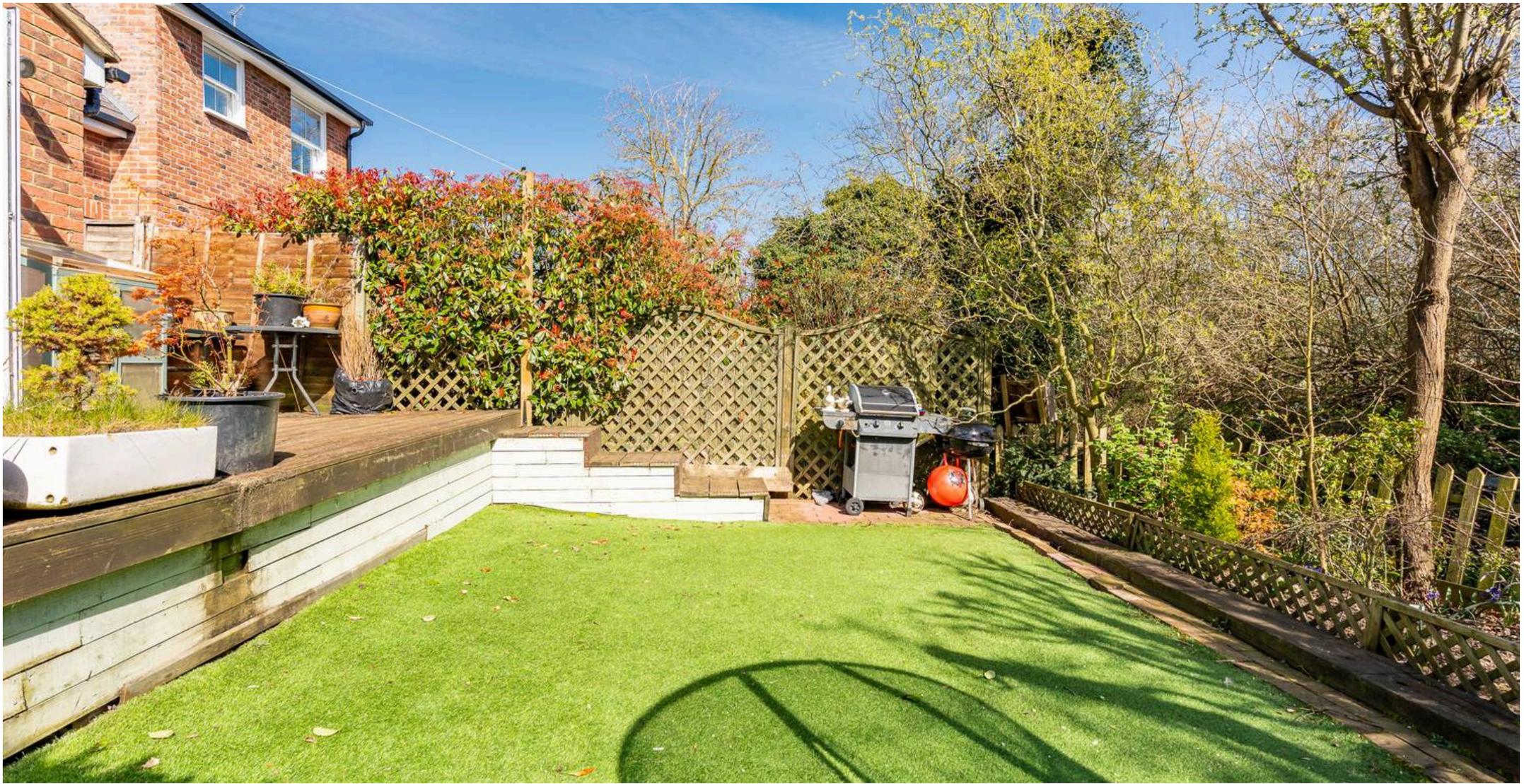
CAR PORT

1 Parking Space

Carport and covered storage measuring approximately 2.62 x 5.74 (8'7 x 18'10) with double doors to front aspect and personnel door to the rear garden.







Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street - SG12 7AA

01920 29 33 33

hello@elliotheath.co.uk

elliotheath.co.uk