



**60 Station Road, Puckeridge, Herts, SG11 1TF**

**- Guide Price **£585,000** Freehold**

*Oliver Minton Village & Rural Homes are delighted to offer this superb extended 4 bedroom semi-detached family house located within walking distance of all 3 village schools and both Puckeridge & Standon High Street amenities. Stylishly presented and spacious accommodation comprises: hallway, study/playroom, fantastic open-plan family/entertaining kitchen/living room, utility room, cloakroom, principal bedroom suite with luxury en-suite shower room, 2 further first floor bedrooms, luxury family bathroom and attic level bedroom four. With uPVC double glazing and gas central heating, there is driveway parking to the front, a good size rear garden and a super detached garden studio/home office.*

**Entrance Hall** Staircase to first floor. Tiled floor with underfloor heating. Door to understairs storage cupboard. Part glazed door to:

**Superb open-plan Kitchen/Living Room** - 8m x 5.49m (26'3" x 18'0" > 16'4") + further 11'9" x 6'9" kitchen area. A wonderful family/entertaining room. Flagstone flooring throughout with underfloor heating. Full width double glazed bi-fold doors opening from lounge area to rear garden. Attractive range of fitted wall, base and drawer units with work surfaces incorporating sink unit with a 'Quooker' instant boiling water tap. Peninsular work surface/breakfast bar incorporating inset Neff 5-ring gas hob with extractor unit above. Integrated dishwasher. Built-in twin Neff electric ovens. Recess for large fridge/freezer. Inset ceiling lights. uPVC double glazed window to rear. Feature wood burning stove in lounge area. Door to:

**Study/Playroom** - 2.79m x 2.62m (9'2" x 8'7") Flagstone floor with underfloor heating. uPVC double glazed window to front. Inset ceiling lights. Door to cupboard housing hot water cylinder and wall-mounted 'Ideal Logic System 24' gas fired boiler. Door to:

**Cloakroom** Modern white suite comprising WC, wash hand basin with cupboard under. Extractor fan. Inset ceiling lights. Flagstone floor with underfloor heating.

**Utility Room** - 1.83m x 1.75m (6'0" x 5'9") Flagstone floor with underfloor heating. uPVC double glazed window to front and uPVC double glazed door to side. Modern fitted wall and base units with woodblock work surface incorporating sink unit. Plumbing for washing machine.

**First Floor Landing** Radiator. Door to Inner Landing.

**Bedroom One** - 6.43m x 3.1m (21'1" x 10'2" > 7'9" in dressing area) uPVC double glazed window to rear. Radiator. Door to:

**Luxury En-Suite Shower Room** - 2.51m x 2.29m (8'3" x 7'6") Stylishly fitted with twin wash hand basins on attractive wooden stand with shelving below. Large shower area with glazed screen. WC. Obscure uPVC double glazed window. Extractor fan. Inset ceiling lights.

**Bedroom Two** - 3.43m x 2.79m (11'3" x 9'2") uPVC double glazed window to front. Radiator.

**Bedroom Three** - 3.05m x 2.54m (10'0" x 8'4") uPVC double glazed window to rear. Radiator.





**Luxury Family Bathroom** - 2.84m x 2.31m (9'4" x 7'7")  
Luxury white suite comprising free-standing bath with shower attachment, wash hand basin with drawer units below and WC with concealed cistern. Glazed shower cubicle. uPVC double glazed obscure window. Inset ceiling lights. Part tiled walls.

**Inner Landing** Door from landing. uPVC double glazed obscure window. Radiator. Staircase to:

**Bedroom Four** - 3.53m x 3.53m (11'7" x 11'7") at floor level. Double glazed skylight window. Eaves storage cupboard. Radiator. Sloping roof eaves creating restricted head height.

**Front Garden/Driveway** Area of lawn and brick paved driveway. Side accessway and gate to rear. Electric car charging point.

**Rear Garden** Paved patio area leading to lawn. Outside water tap. Timber garden shed.

**Studio/Home Office** - 6.71m x 3.73m (22'0" x 12'3") Pine clad interior with power and lighting. Dedicated BT telephone line. Wood laminate floor. Double glazed windows and doors. Wall-mounted Mitsubishi heater/air conditioning unit. Outside lights.

**Agent Notes** Mains services are connected: mains water, sewerage, electric, gas fired central heating (untested). Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>







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**Approximate Gross Internal Area 1676 sq ft - 156 sq m**

Ground Floor Area 797 sq ft – 74 sq m

First Floor Area 740 sq ft – 69 sq m

Second Floor Area 139 sq ft – 13 sq m



Ground Floor



First Floor



Second Floor



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.



**Oliver Minton**  
Village & Rural Homes

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>		69	76
(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>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Oliver Minton**  
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**Viewing Arrangements - Puckeridge Office**

**Tel - 01920 822999**

**Email - sales@oliverminton.com**

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