



19, Clements Close, Ware  
SG11 1DE  
Asking Price £540,000



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## 19 Clements Close, Puckeridge, Ware, SG11 1DE

Steven Oates are delighted to offer this exceptional four-bedroom family home which is quietly positioned, tucked away at the end of this popular residential development. Built approximately 8 years ago, this property benefits from spacious and modern accommodation throughout and has been extremely well-maintained by the current owners. The ground floor accommodation includes a spacious entrance hallway where you will find storage space and a downstairs w/c. There is also a separate family size living room with stunning French doors leading straight onto the garden. The open plan kitchen/dining room offers a great entertaining space and the luxury kitchen includes integrated appliances whilst offering plenty of cupboard and storage space, there is also easy access into the garden from the kitchen by another set of French doors. The upstairs welcomes you with a light & airy landing where you will find access to four great size bedrooms. The main bedroom benefits from fitted wardrobe space and an en-suite. The second double bedroom also includes fitted wardrobe space and there is a separate family bathroom in excellent condition. Externally, this property has a stunning rear garden which has been completely landscaped offering a pleasant but easy to maintain outside area. There is access into the garage from the garden which has power and lighting. There is also parking available in front of the garage. Internal viewing highly recommended to appreciate this beautiful family home.

The property is located within a modern residential development just off of the village high street. Puckeridge offers a thriving community and localised amenities including two village pubs, local convenience store, gents barbers and village school. Pearces farm shop is also a short walk away. The nearby towns of Ware and Hertford are a short drive away via the A10 providing excellent secondary schools, mainline train stations and a wider choice of shops and restaurants. Bishops Stortford is also close by via the A120.





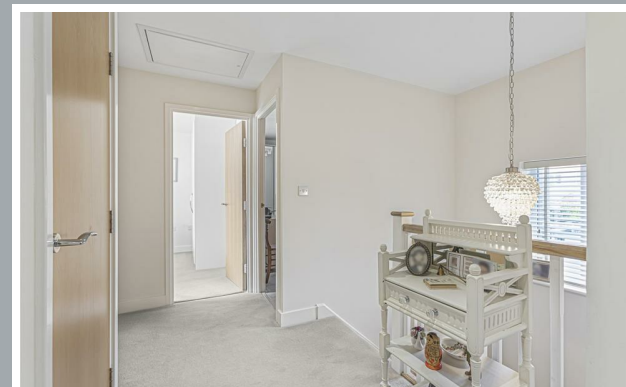
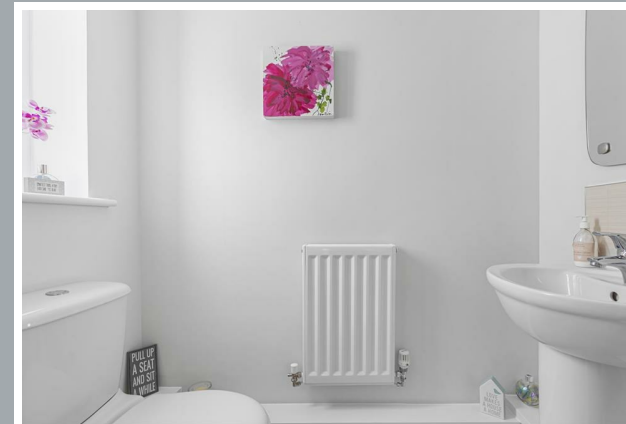
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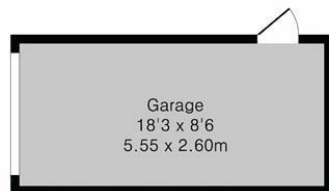
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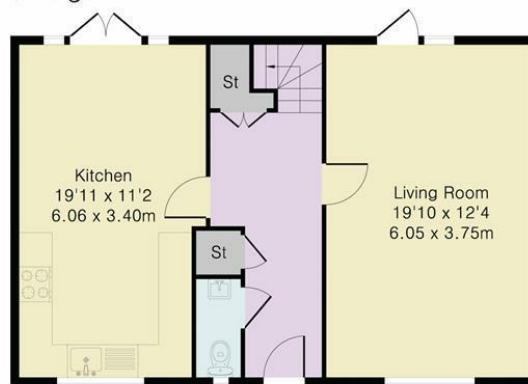
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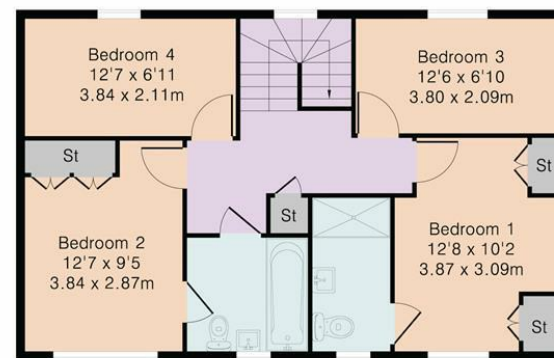


Garage

Approximate Gross Internal Area 1405 sq ft – 131 sq m  
 Ground Floor Area 609 sq ft – 57 sq m  
 First Floor Area 641 sq ft – 60 sq m  
 Garage Area 155 sq ft – 14 sq m



Ground Floor



First Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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