



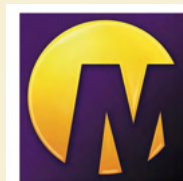
69 High Street, Puckeridge, Herts SG11 1RX

Guide Price £415,000 Freehold

This beautifully presented cottage forms part of Puckeridge's historic High Street scene and is conveniently positioned close to village amenities and open countryside. Arranged over two floors, the accommodation includes an open-plan living/dining room with wood burning stove, a modern fitted kitchen with an adjoining utility room of similar proportions, a guest cloakroom/W.C. and a useful lean-to/boot room. Upstairs are two double bedrooms and a stylish contemporary shower room.

To the rear, the south-easterly aspect landscaped garden has been thoughtfully designed for ease of maintenance, with a paved sun terrace and established borders. A detached outbuilding/studio provides an ideal space for working from home, a gym or hobbies, together with a greenhouse/potting shed.

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Living/Dining room - 6.98m x 3.35m (22'10" x 10'11") Dual aspect room with double glazed window to front fitted with a shutter blind and radiator below. A characterful brick-built fireplace with timber bressumer, forms an appealing focal point to the room and houses an attractive wood-burning stove. The dining area has a double glazed window to the rear aspect with radiator beneath. Stairs rise to the first floor. Ceiling beams and exposed wood floorboards feature throughout this room. Stable style door to:

Kitchen - 2.46m x 1.92m (8'0" x 6'3") Fitted with a modern range of wall and base units, complemented by wood block work surfaces. Inset Butler sink and stand mixer tap. Free standing gas 'Cuisine Master' range style cooker with five ring hob and matching illuminated extractor canopy to remain. Tiled floor. Multi-pane door through to:

Utility Room - 3.19m x 2.16m (10'5" x 7'1") Range of matching wall and base cabinets to complement the kitchen. Space and plumbing for washing machine and tumble dryer. Space for fridge/freezer. Wall mounted 'Worcester' gas fired combi boiler. Plenty of extra storage space. Continuation of tiled floor. Ceiling hatch. Double glazed window to rear and door to:

Guest Cloakroom/W.C : Low level w.c with concealed cistern. Wall mounted corner wash hand basin. Radiator Tiled floor and contrasting half tiled walls. Double glazed frosted window.

Lean-To/Boot Room - 3.51m x 1.09m (11'6" x 3'6") A useful space accessed via the kitchen. Full length double glazed windows on brick plinth to one side and door opening to the garden. Tiled floor.

First Floor : Landing with access to both bedrooms and shower room. Radiator.

Bedroom - 3.28m x 3.25m (10'9" x 10'7") Front aspect double glazed window fitted with a shutter blind. Radiator. Loft access hatch.

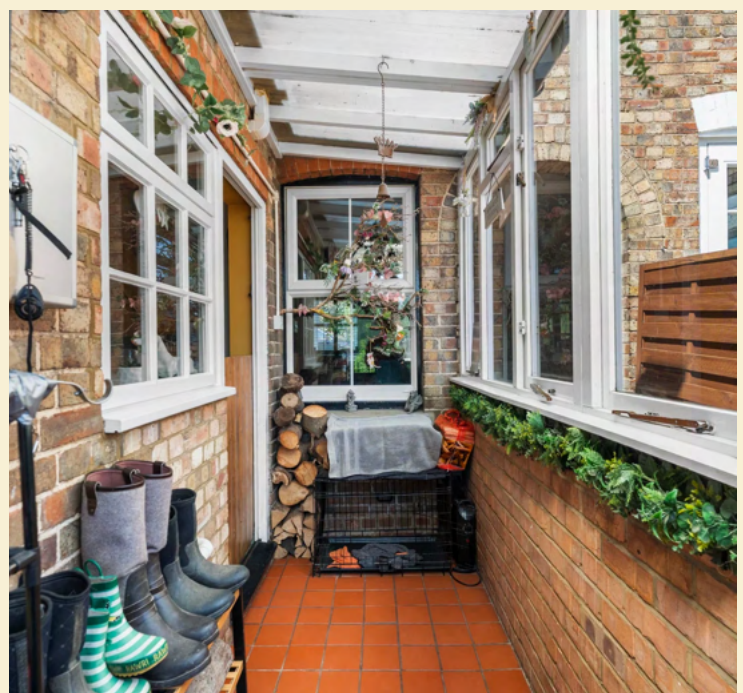
Bedroom - 3.63m x 2.85m (11'10" x 9'4") Rear aspect double glazed window. Radiator.

Shower Room - 2.57m x 1.94m (8'5" x 6'4") Contemporary modern suite with large walk-in shower with rainfall shower head, hand held attachment and glazed screen. Low level w.c. with concealed cistern. Vanity wash hand basin with cupboards below. Classic column towel radiator. Complementary tiling to walls and floor. Frosted double glazed window.

Rear Garden : The private rear garden that has been landscaped for ease of maintenance. To the immediate rear of the cottage there is a full width paved sun terrace with the remainder laid to decorative gravel with mature borders and a pathway of paved stepping stones. A lockable gated side access takes you through to a private pathway, shared with just one neighbour, leading out to the High Street.

Detached Outbuilding/Studio - 3m x 2.59m (9'10" x 8'5") With direct access to the garden and dual-aspect UPVC double-glazed windows overlooking the front and side, this versatile space is well presented throughout. Power and lighting are connected, making it suitable for a variety of uses to meet a buyer's individual needs. A greenhouse/potting shed is positioned immediately to the rear.

Agent Notes All mains services are connected with mains water, sewerage, electricity and gas central heating to radiators. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>





Puckeridge Sales Viewing Arrangements

28 High Street, Puckeridge, Herts SG11 1RN



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High Street

Approximate Gross Internal Area

Main House = 829 sq. ft / 77.02 sq. m

Outbuilding / Studio = 93 sq. ft / 8.64 sq. m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only. Outbuildings not drawn in actual position relative to the property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

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