



23 St. Johns, Puckeridge, Herts, SG11 1SY

Guide Price **£465,000 Freehold**

Oliver Minton Village & Rural Homes are pleased to offer this CHAIN FREE, rarely available 2 bedroom semi-detached bungalow, presented in excellent condition throughout. With uPVC double glazing and gas central heating to radiators, the accommodation comprises hallway, main bedroom with en-suite shower room, further family/guest shower room, fitted kitchen, living room and a large double glazed conservatory. The garage has been partly converted to incorporate a front storage section and rear garden room/home office. There is a driveway and a lovely, flat garden which backs on to the Ralph Sadleir School sports ground.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.



L-Shaped Hallway Steps up to double glazed main entrance door on side elevation. Door to recessed airing cupboard housing wall-mounted 'Worcester' gas fired boiler. Door to recessed broom/storage cupboard. Access hatch to part-boarded loft space with pull-down ladder. Wood laminate floor.

Bedroom One - 4.37m x 3.38m (14'4" x 11'1") including en-suite. uPVC double glazed window to front. Radiator. Wood laminate floor. Door to:

En-Suite Shower Room - 1.73m x 1.73m (5'8" x 5'8") Modern white WC and wash hand basin with cupboard under. Glazed shower cubicle. Extractor fan. Chrome heated towel rail.

Bedroom Two - 2.97m x 2.77m (9'9" x 9'1") uPVC double glazed window to front. Radiator.

Guest Shower Room - 2.24m x 1.75m (7'4" x 5'9") Easy access modified shower room with large shower area with curtain rail. White WC and wash hand basin. uPVC double glazed obscure window. Extractor fan. Chrome heated towel rail.

Kitchen - 3.35m x 2.79m (11'0" x 9'2") Range of fitted wall, base and drawer units with work surfaces incorporating sink unit. Built-in electric double ovens. Built-in induction hob with extractor unit above. Plumbing for washing machine. uPVC double glazed side door and window to rear. Radiator.

Living Room - 5.69m x 3.38m (18'8" x 11'1") Wood laminate floor. 2 radiators. Double glazed uPVC sliding patio doors to Conservatory. Door from hall.

Double Glazed Conservatory - 5.49m x 2.67m (18'0" x 8'9") Brick base with uPVC double glazed windows and French doors to rear garden. Wood laminate floor. Radiator.

Outside

Garage store (front section) - 2.79m x 2.46m (9'2" x 8'1") Up and over door. Power and light connected. Eaves storage space.

Garden Room/Home Office (rear garage section) - 2.44m x 2.36m (8'0" x 7'9") (The converted rear section of the original garage). uPVC double glazed door and window. Power and light connected.

Attractive Rear Garden - 15.85m x 10.36m (52'0" to conservatory x 34'0") A flat, enclosed rear garden backing on to the Ralph Sadleir School sports fields. Full width brick paved patio area leading to lawn with shaped flower and shrub borders. Timber garden shed. Side accessway and gate. Outside water tap and lights.

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/>







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<https://www.oliverminton.com/>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	81
(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	

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