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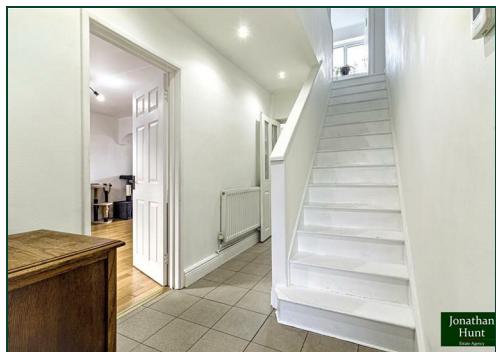
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6 Roundhaye, Puckeridge, Ware, Hertfordshire, SG11 1SW

Asking Price £390,000

Tucked away in a quiet cul-de-sac in the heart of Puckeridge, this well-presented home offers a modern, welcoming feel from the moment you step inside. The ground floor features a cosy lounge and dining area, separated by a dual-aspect log burner that warms both spaces, along with a well-appointed modern kitchen, a useful outside utility/study

area and the added convenience of a cloakroom. Upstairs, there are three comfortable double bedrooms and a contemporary family bathroom. Backing onto the local allotments, the property enjoys an open rear outlook, while the low-maintenance landscaped garden, handy outbuildings and off-street parking all contribute to easy, everyday living.

Set in a peaceful cul-de-sac, it's a home that's simple to settle into and enjoy.

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HALLWAY



KITCHEN 9'5" x 9'4" (2.88 x 2.87)



LOUNGE 12'5" x 10'11" (3.81 x 3.33)



PRINCIPAL BEDROOM 9'11" x 10'6" (3.03 x 3.22)



DINING ROOM 9'4" x 8'8" (2.85 x 2.65)



BEDROOM TWO 13'0" x 9'5" (3.97 x 2.88)

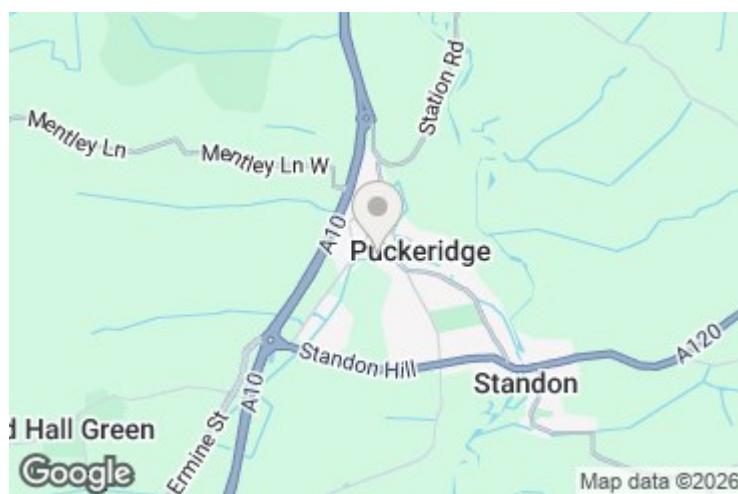


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BEDROOM THREE 10'11" x 7'9" (3.34 x 2.37)

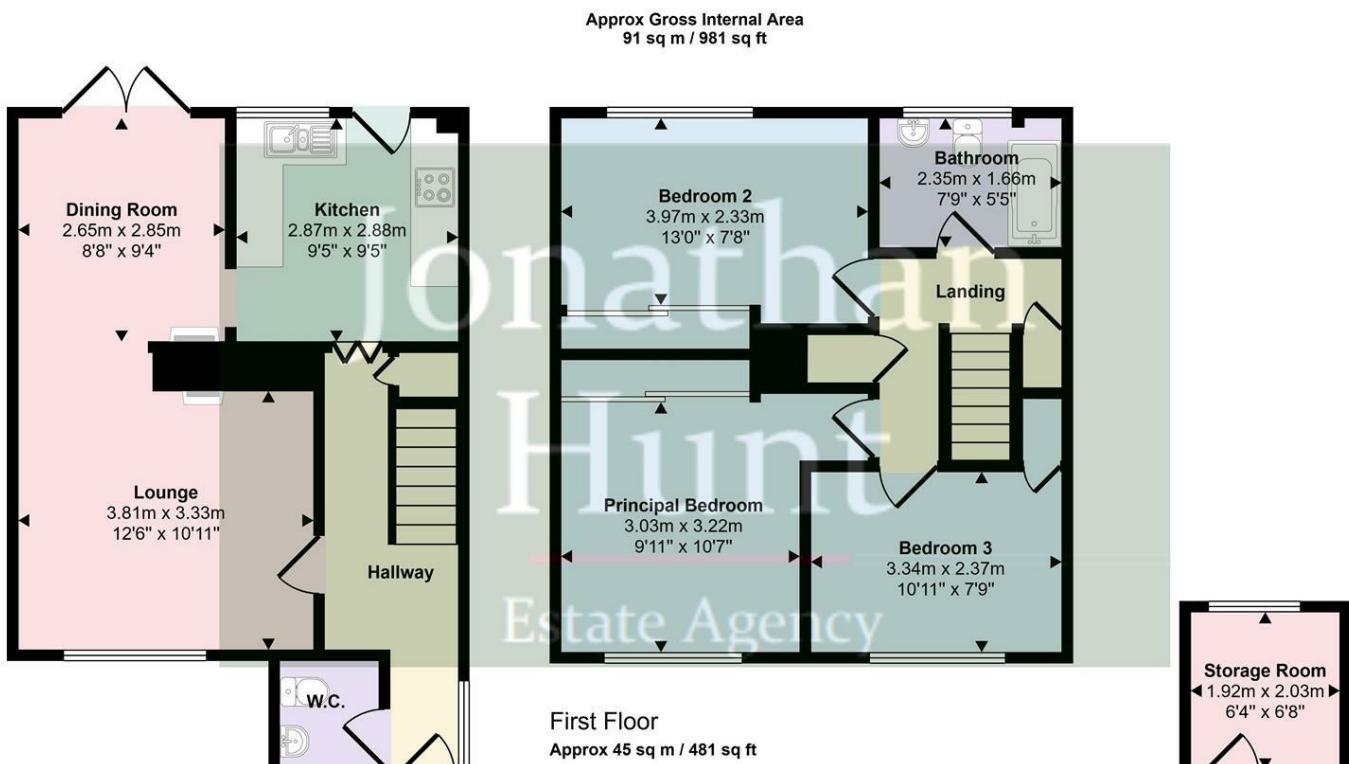


BATHROOM



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		60	76
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions		EU Directive 2002/91/EC	



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.