



1-7 Kings close, Puckeridge, Ware,  
Hertfordshire, SG11 1FG



A private development of just seven eco-friendly homes finished to a high specification.

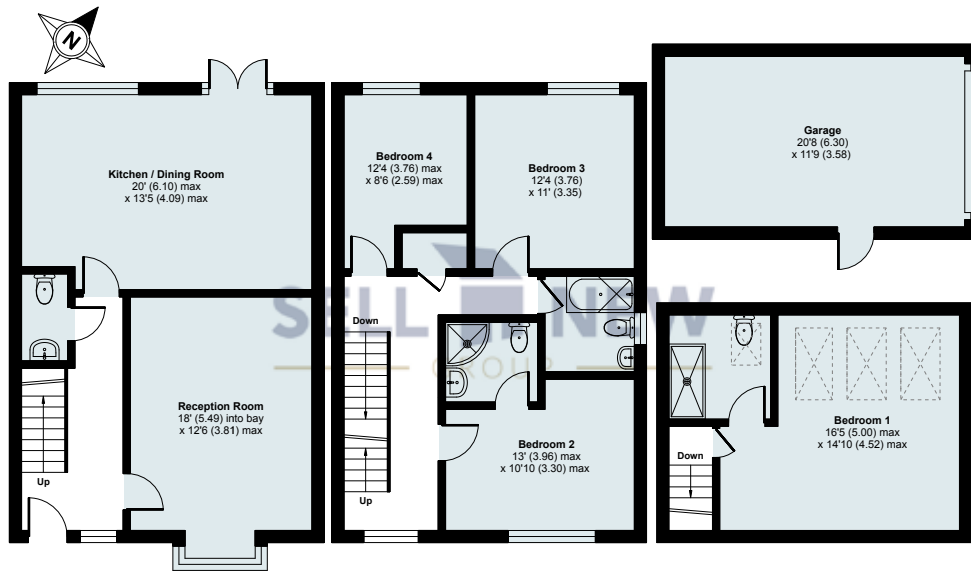


**Sell New Group, are delighted to offer a collection of just seven brand new eco friendly properties. Located in a cul-de-sac position on the edge of the desirable East Hertfordshire village of Puckeridge. The properties are all finished to a high standard throughout and benefit from contemporary kitchens and bathrooms with branded fittings. The properties are offered for sale with no forward chain and are ready to view**

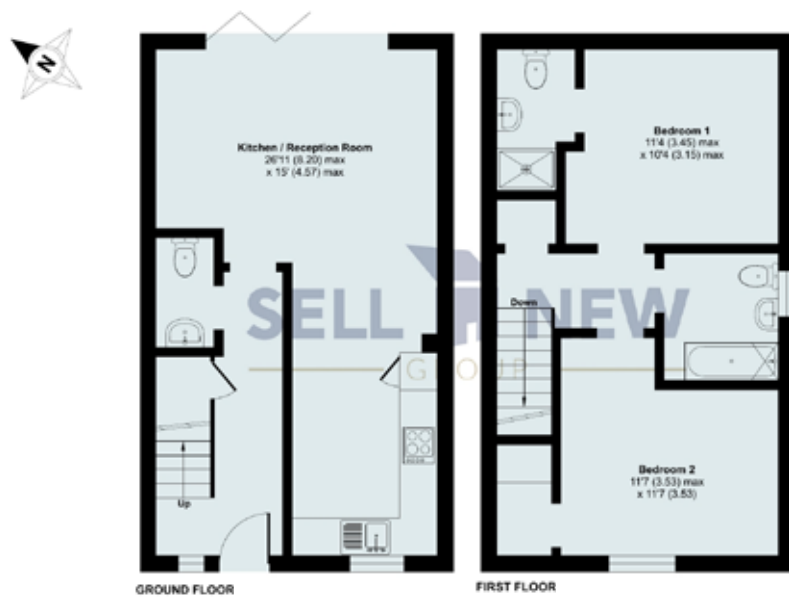
- Just released for sale, located on a private development of just seven properties!
- Striking Eco friendly properties with Air source heat pumps.
- Under floor heating to ground floor accommodation
- Estimated EPC rating (B)
- Open plan kitchen with branded appliances and stone worktops
- Quality fitted flooring included throughout
- Ensuites to all Master Bedrooms, plots 1, 2, 4 & 5 also have Ensuites to Guest Bedrooms

- Quality contemporary bathroom fittings
- Private block paved driveway to front of properties for numerous cars, guest parking available on site.
- Landscaped front and rear garden with extensive patio area to all plots
- No forward chain and available now.
- Detached garage to plots 1, 2, 6 & 7 with electrically operated door
- Viewing strictly by appointment only!

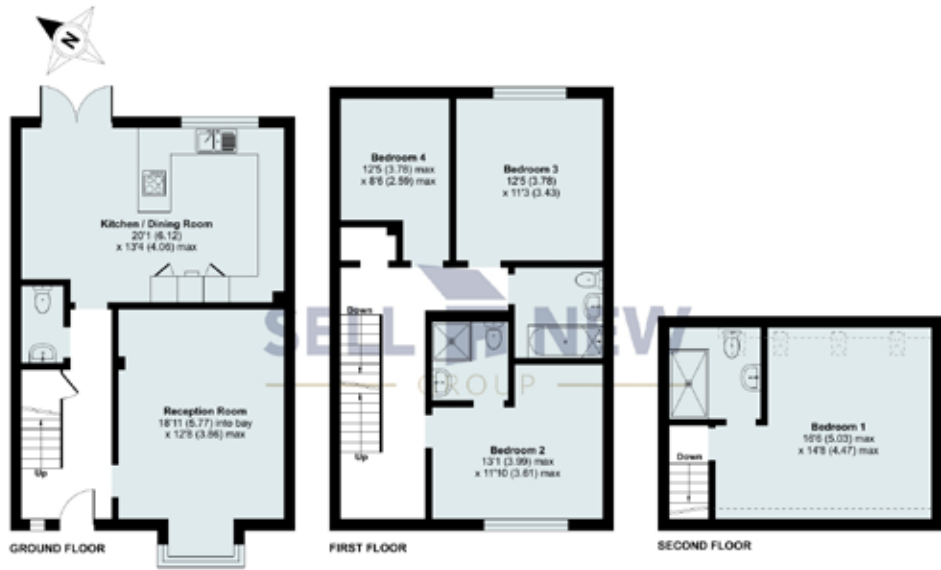
## Plot 2 (Plot 1 is the same layout but flipped)



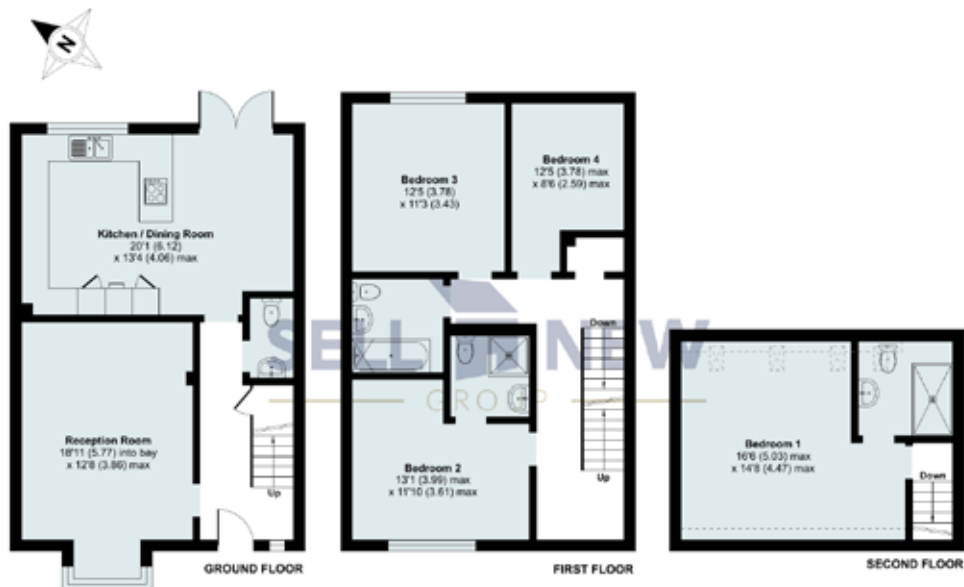
## Plot 3



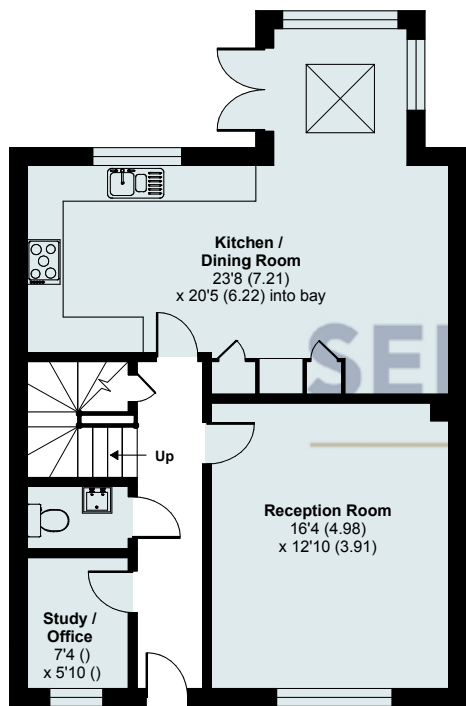
## Plot 4



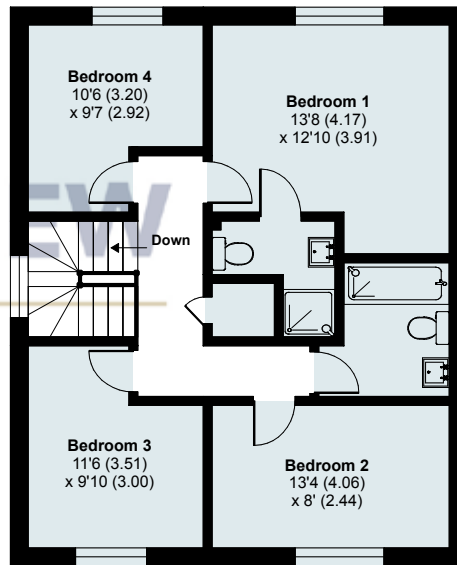
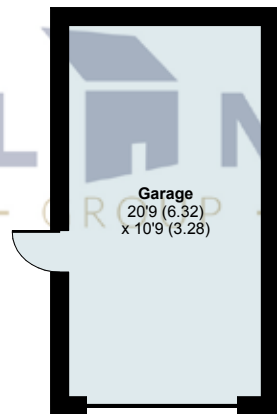
## Plot 5



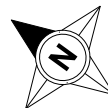
# Plot 6 and 7



GROUND FLOOR



FIRST FLOOR



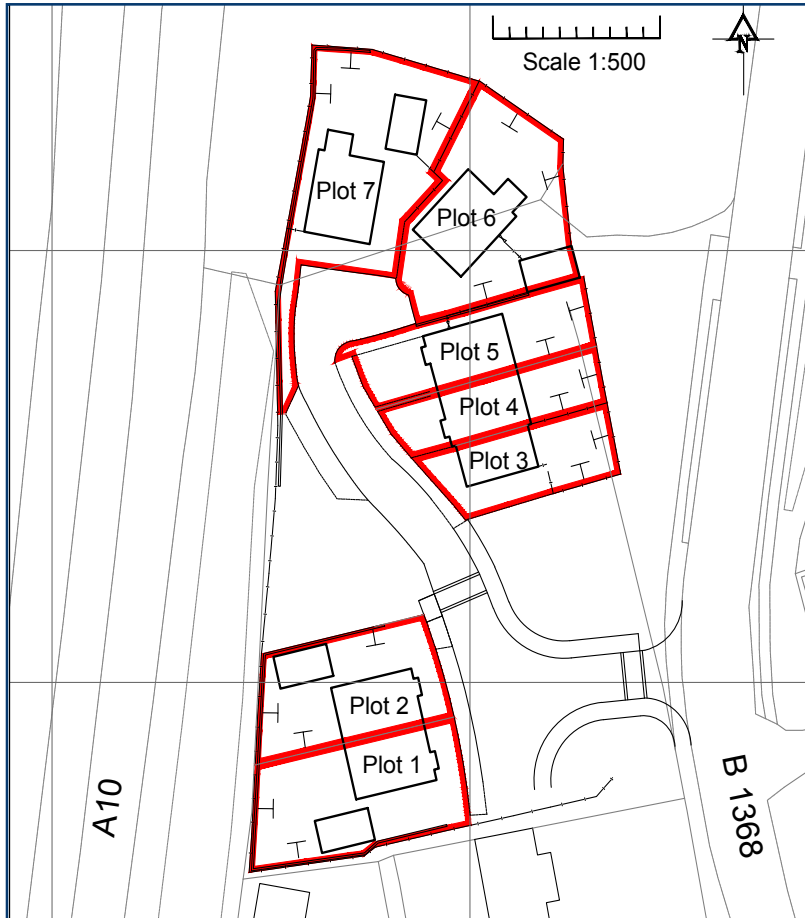


## LOCATION

The picturesque village of Puckeridge sits just a ten minute drive from Ware and has a real sense of community as well as excellent amenities and services within the village itself. Just to name a few you have a doctors surgery, post office and shop, mobile library service, several village pubs and the 'China Garden' restaurant, groups such as Cubs, Beavers and Scouts and of course you have an outstanding nursery and primary school within the village.

Nearby, the beautiful market town of Ware, Hertfordshire, is one of the oldest continuously occupied sites in Europe, dating back to the Mesolithic period, around 4000BC. Today, Ware is a bustling market and riverside town with a population of around 19,000.

Ware is located off the A10, with the popular town of Hertford just 3 miles up the road. The town is one of the areas most popular and you really do have the best of both worlds, surrounded by the beautiful Hertfordshire countryside, but well connected to London. If you are a commuter or just like to have regular day trips to London you are just 20 miles away by car and with very easy access by Ware train station to London Liverpool Street (approx. 45 mins) or if you prefer from Hertford East station to Liverpool street (approx. 49 mins) or Hertford North Finsbury Park/Kings Cross (approx. 35 mins).



**Disclaimer:**

Sell New Group are acting Agents for the vendors of this property. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We have not tested and are not responsible for testing any of the appliances. We make detailed enquiries of the vendor to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate.

Please note we have used CGI to add furniture into some of the photos for illustration purposes only.

It is the policy of Sell New Group that all clients must be financially pre-qualified, by one of our recommended independent financial advisers, before being able to view one of our marketed plots/properties.

**On reservation, Sell New Group will require:**

- AML ID check will be required on all buyers
- Proof of deposit or funds
- Utility bill dated within the last 6 months
- Your mortgage agreement
- Estate agent's details (If applicable)
- A non-refundable £3,000.00 deposit is required to reserve this property; this will be deducted from the overall agreed sale price and is strictly on the basis of a 10 week exchange deadline, starting from when the legal contract has been received by your solicitor.

Should you wish for clarification on any of the above points, please ask prior to any reservation fees being paid.



# SELL NEW

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