



Elliot Heath
ESTATE AGENTS

117 Station Road, Puckeridge
Guide Price **£475,000**

117 Station Road

Puckeridge, Ware

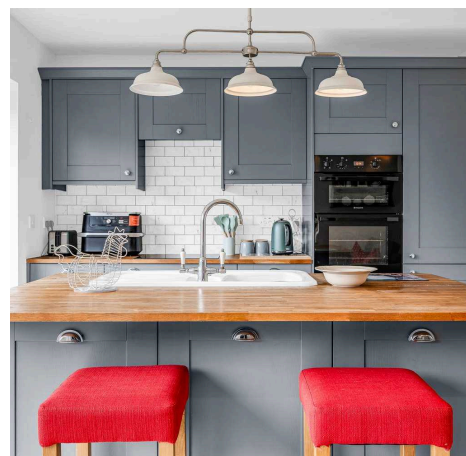
Modern 3 bed semi-detached in sought-after Puckeridge. Built to high standard 6 years ago. Features kitchen/diner, reception, en suite main bedroom, landscaped garden, double glazing, gas heating, off-street parking. Village has schools, amenities, and quick access to Ware & Bishop's Stortford.

Council Tax band: E

Tenure: Freehold

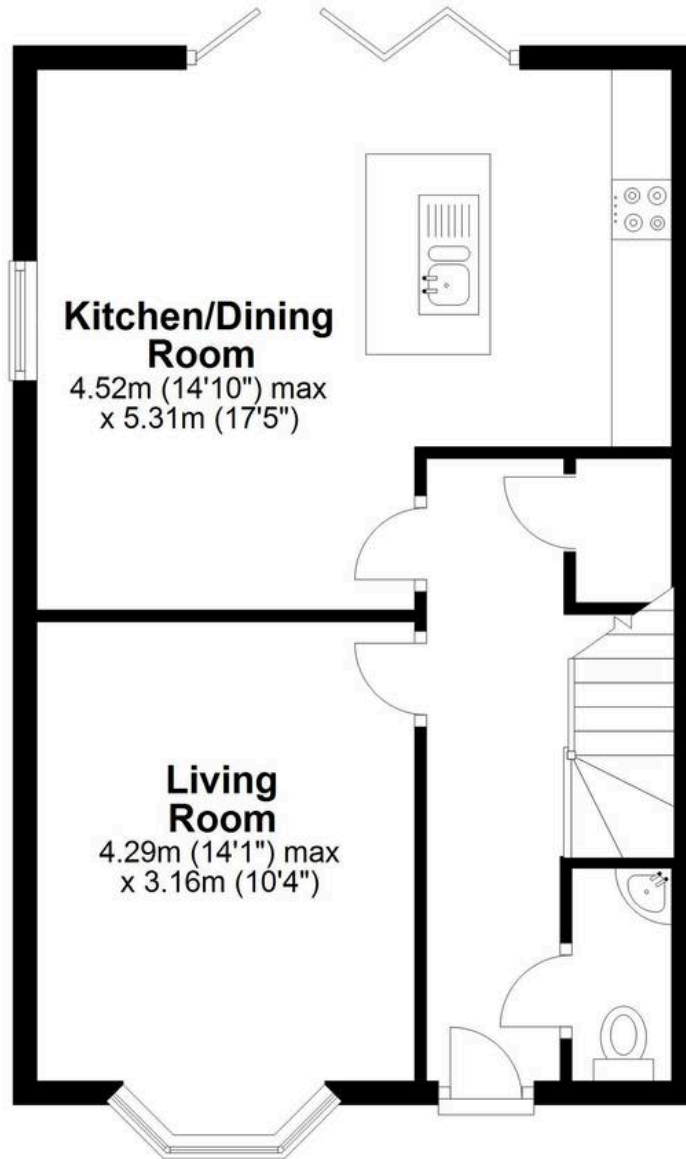
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



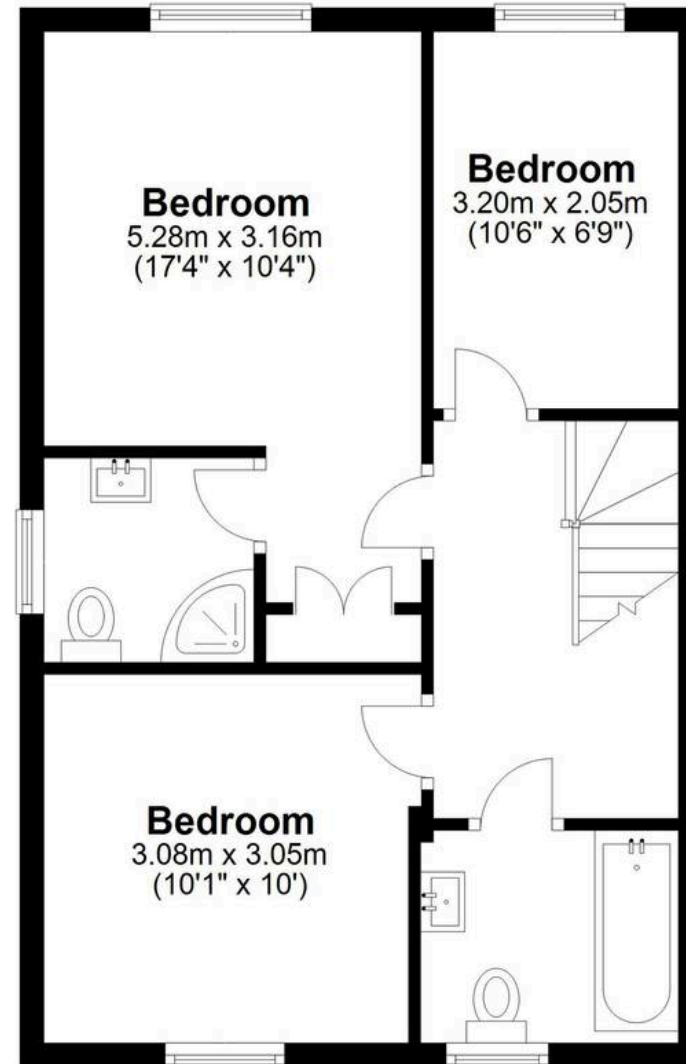
Ground Floor

Approx. 45.1 sq. metres (485.6 sq. feet)



First Floor

Approx. 45.0 sq. metres (484.2 sq. feet)



Total area: approx. 90.1 sq. metres (969.8 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk

Entrance Hall

With stairs rising to first floor landing, engineered Oak flooring, radiator, under stairs storage cupboard, doors to:

Downstairs WC

Fitted with a suite comprising dual flush wc, wash hand basin, tiled floor, radiator, extractor fan.

Living Room

14' 1" x 10' 4" (4.29m x 3.16m)

With double glazed bay window to front aspect, engineered Oak flooring, radiator.

Kitchen/Dining Room

14' 10" x 17' 5" (4.52m x 5.31m)

Dual aspect with double glazed window to side aspect and double glazed bi fold doors opening onto the rear garden. Beautifully fitted with a range of contemporary shaker style wall and base storage units with wood work surfaces over, island unit with a one and a half bowl sink and drainer unit, built in oven with four ring ceramic hob and extractor over, integrated appliances, breakfast bar, tiled splash back areas, ceramic tiled floor, radiator.

First Floor Landing

With access to boarded loft via retractable ladder and doors to:

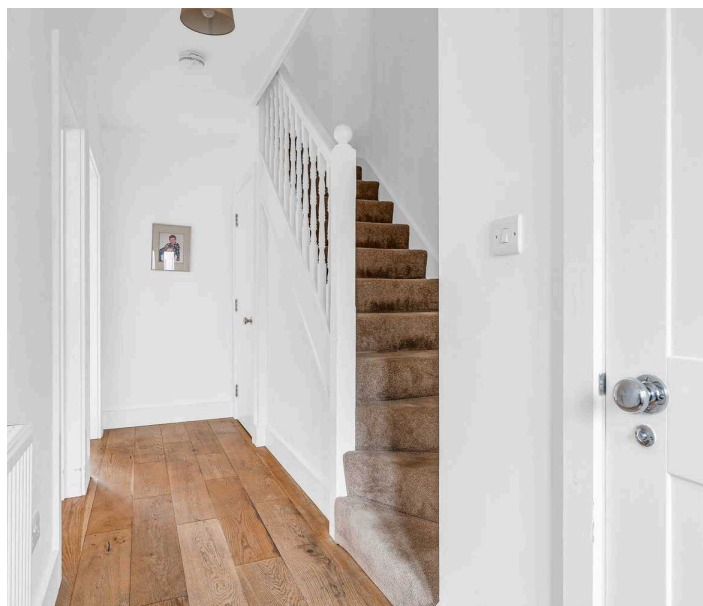
Bedroom One

17' 4" x 10' 4" (5.28m x 3.16m)

With double glazed window to rear aspect, built in wardrobe cupboards, radiator. Door to:

En Suite Shower Room

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising Quadrant style shower cubicle with wall mounted mixer shower, wash hand basin, dual flush wc, tiled splash back areas, ceramic tiled flooring, chrome heated towel rail.



Bedroom Two

10' 1" x 10' 0" (3.08m x 3.05m)

With double glazed window to front aspect, radiator.

Bedroom Three

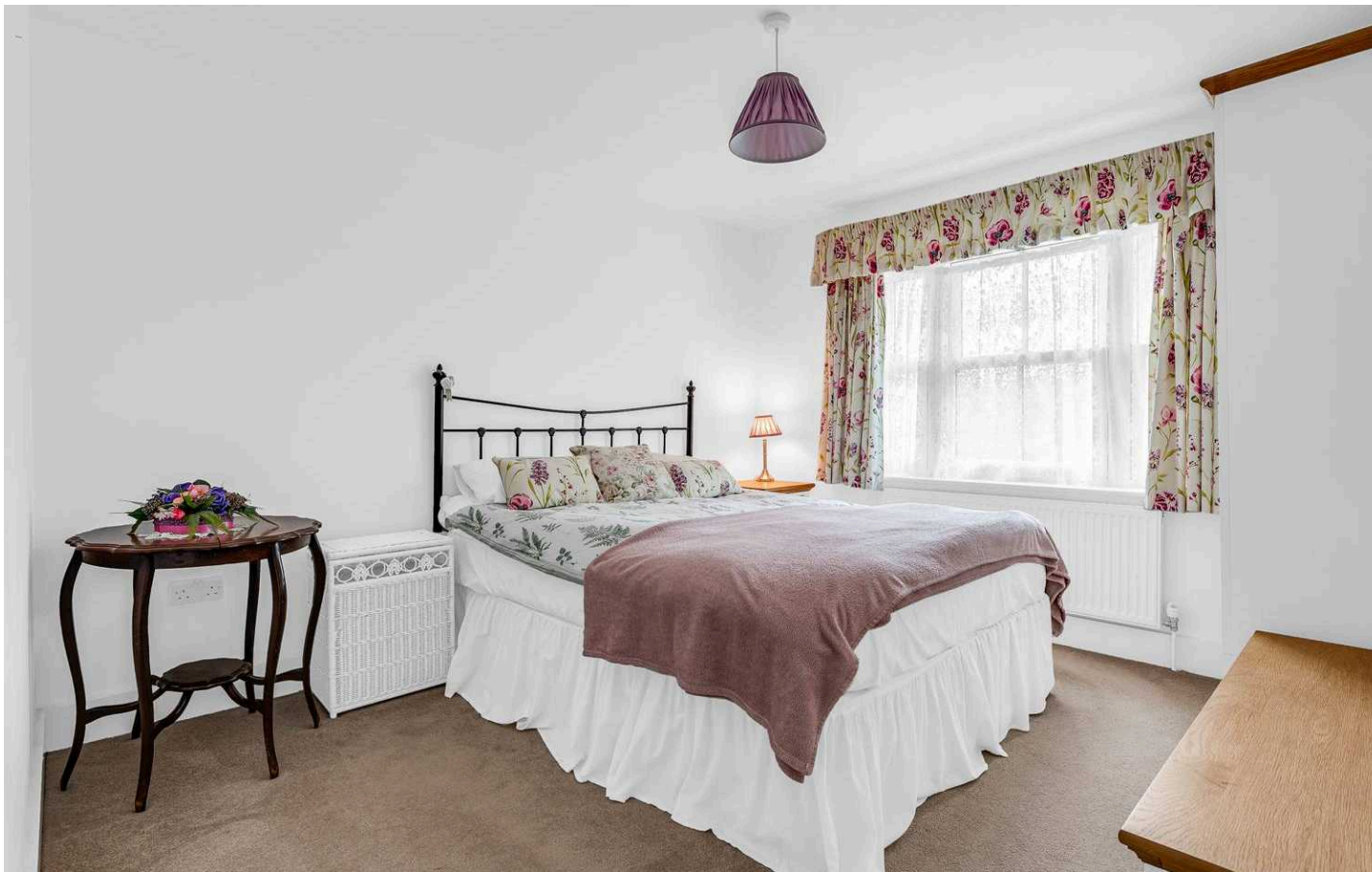
10' 6" x 6' 9" (3.20m x 2.05m)

With double glazed window to rear aspect, radiator.

Bathroom

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, pedestal wash hand basin, dual flush wc, tiled splash back areas, ceramic tiled flooring, chrome heated towel rail.





FRONT GARDEN

Laid as shingle with hedge and wrought iron gate, side pedestrian access to rear garden and private front entrance door.

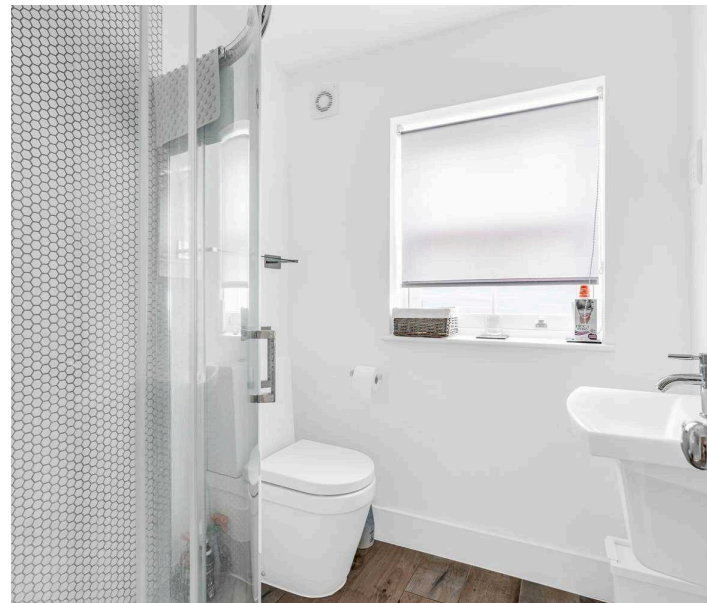
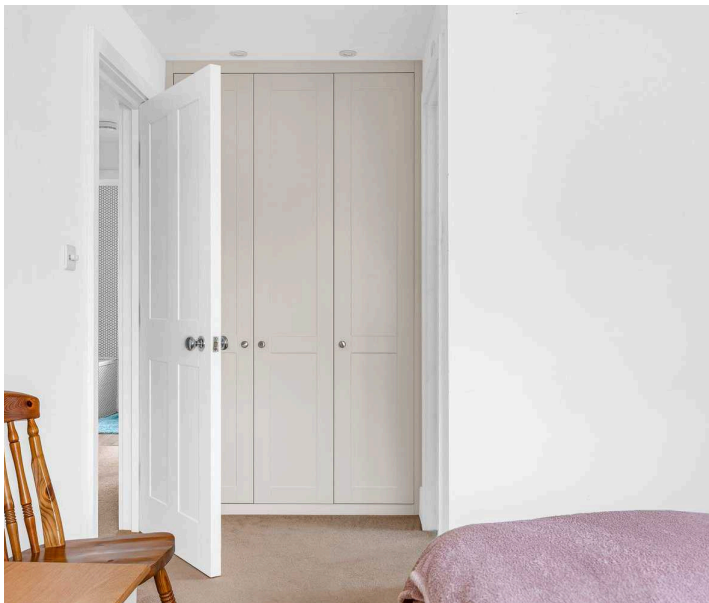
REAR GARDEN

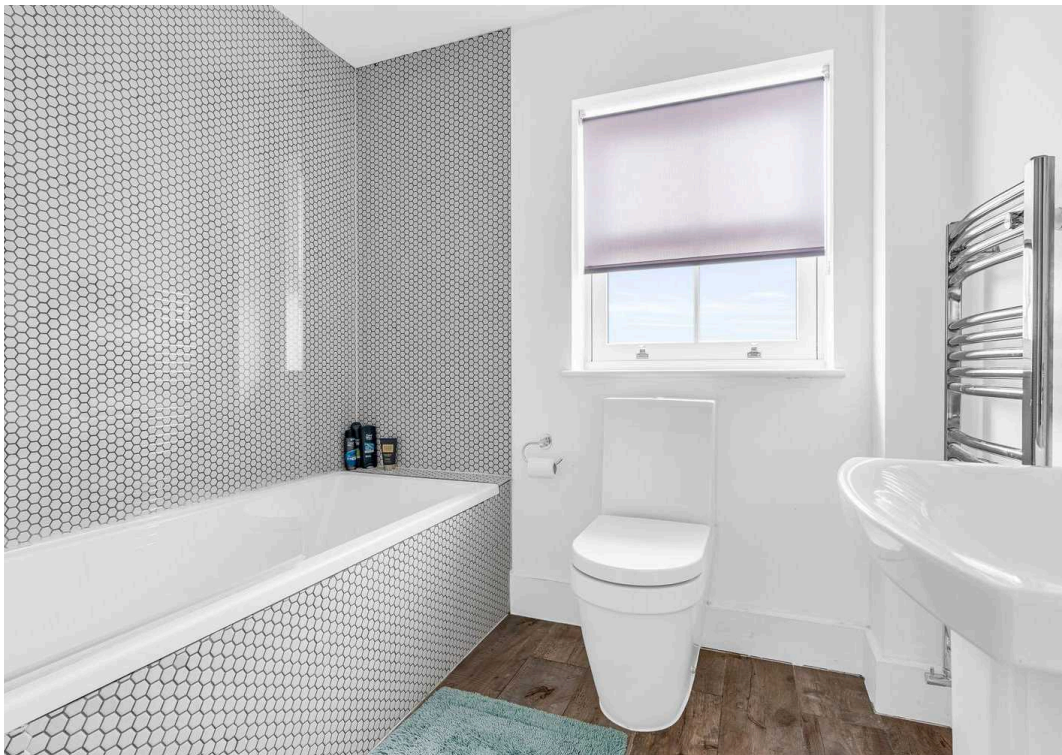
Decked area with steps down to the garden which is predominantly paved & slate chipping beds, shrub borders, timber shed, greenhouse, outside water tap, rear pedestrian access leading to designated parking space.

ALLOCATED PARKING

2 Parking Spaces

Allocated parking.







Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street - SG12 7AA

01920 29 33 33

hello@elliotheath.co.uk

elliotheath.co.uk