



Elliot Heath
ESTATE AGENTS

12 Clements Close, Puckeridge
Guide Price £500,000

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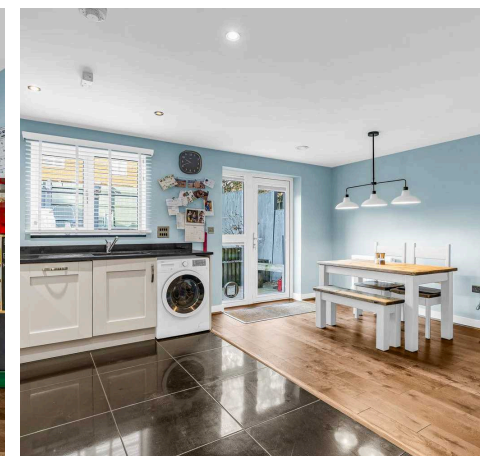
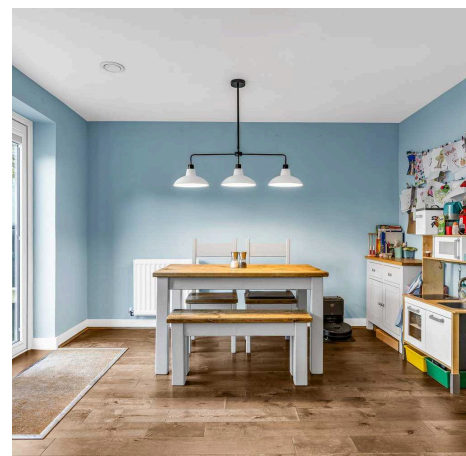
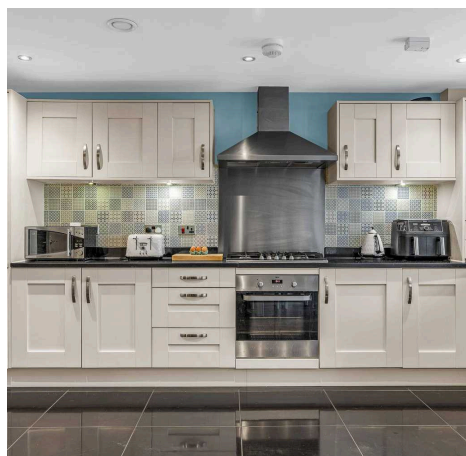
Puckeridge, Ware

4/5-bed family home in Puckeridge village. Features modern kitchen, 2 reception rooms, en suite, family bathroom, 2 parking spaces, and landscaped garden. Amenities nearby, easy access to A10. Council Tax band: E

Tenure: Freehold

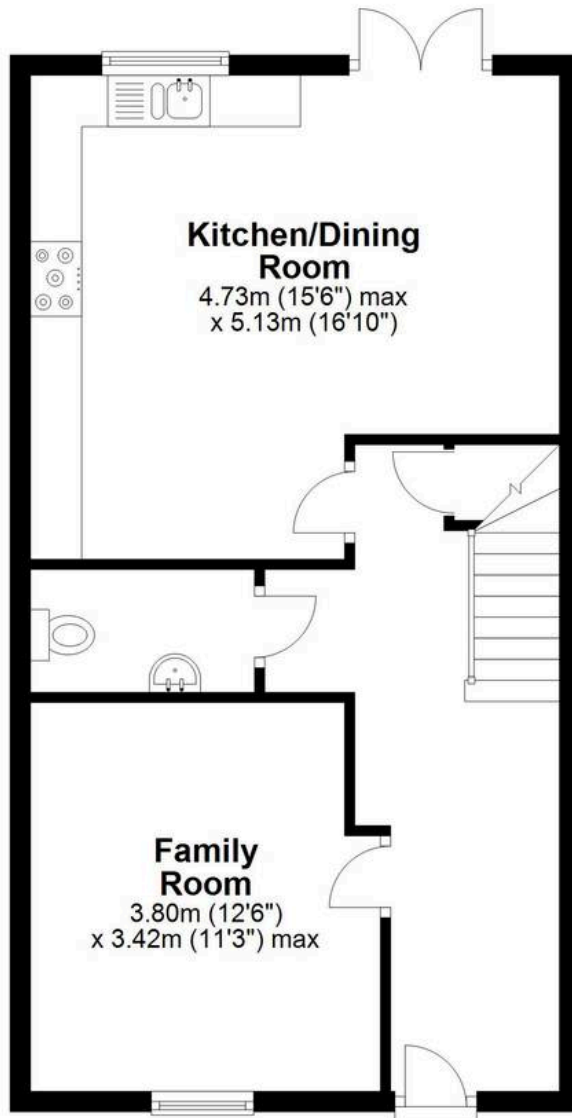
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



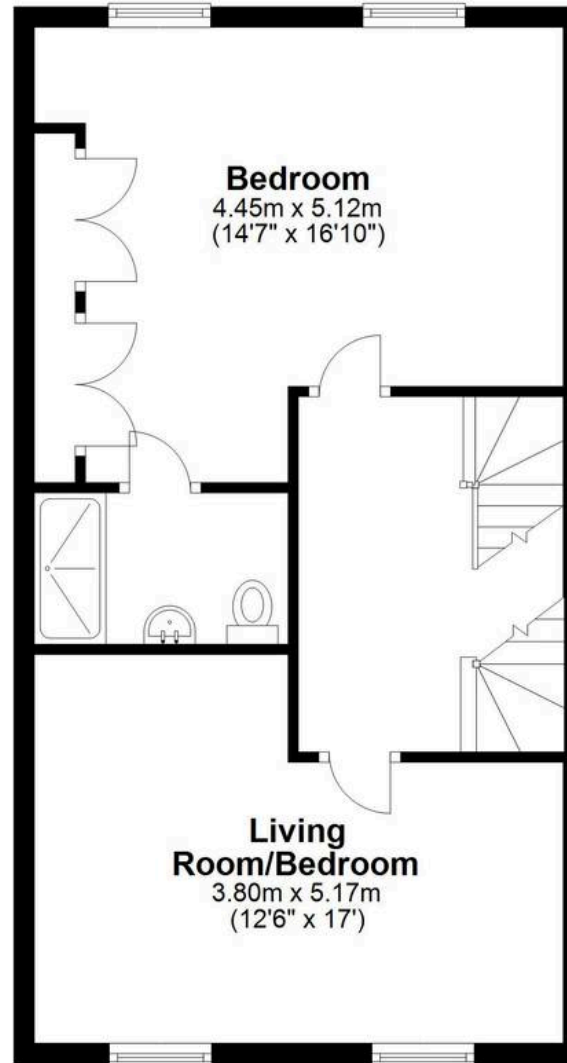
Ground Floor

Approx. 50.7 sq. metres (545.8 sq. feet)



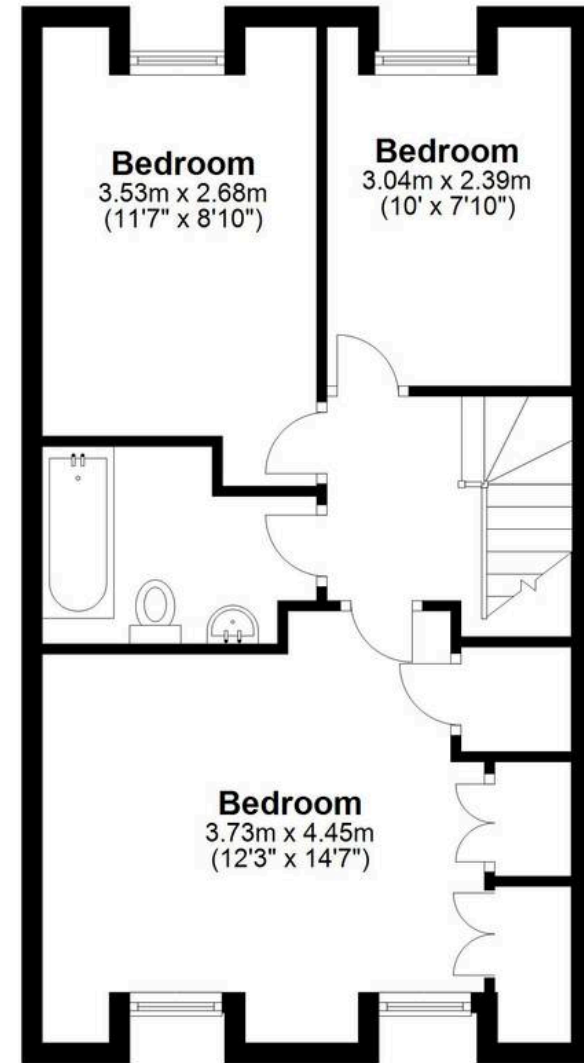
First Floor

Approx. 50.8 sq. metres (546.9 sq. feet)



Second Floor

Approx. 48.6 sq. metres (522.6 sq. feet)



Total area: approx. 150.1 sq. metres (1615.3 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 Oak flooring, radiator, stairs rising to first floor landing, doors to:

Downstairs WC

Fitted with a suite comprising dual flush wc, pedestal wash hand basin, radiator, Tiled splash back areas, tiled flooring.

Family Room

12' 6" x 11' 3" (3.80m x 3.42m)

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

Kitchen/Dining Room

15' 6" x 16' 10" (4.73m x 5.13m)

Kitchen

With Upvc double glazed window to rear aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in oven with gas hob and extractor over, space for washing machine, integrated dishwasher and fridge/freezer, tiled splash back areas, tiled flooring, open to:

Dining Area

With double glazed patio door giving access to the rear garden, Oak flooring, radiator.

First Floor Landing

With stairs rising to second floor landing and doors to:

Living Room/Bedroom

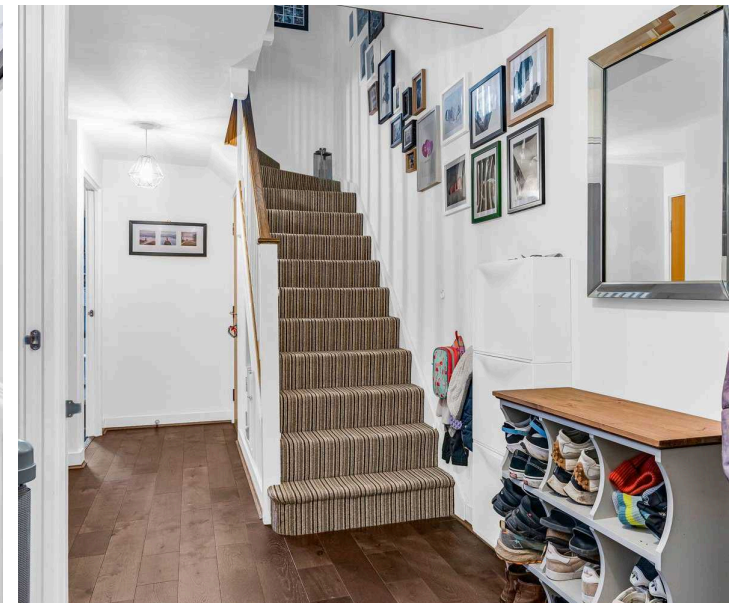
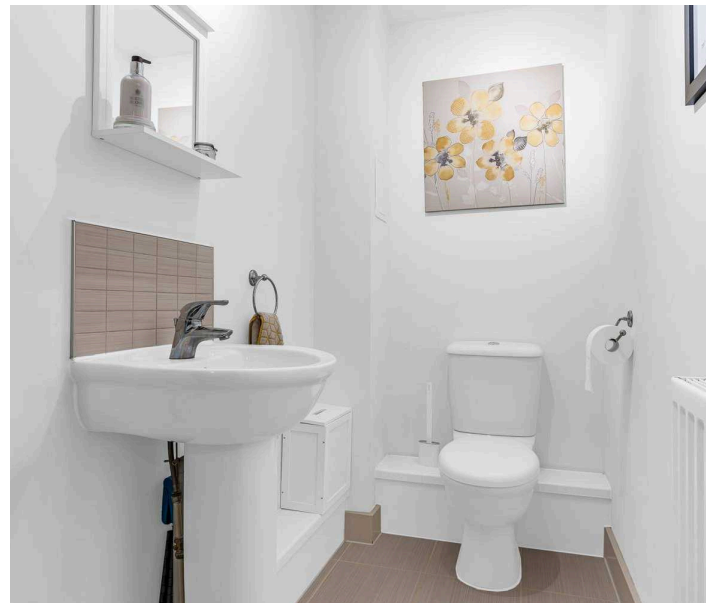
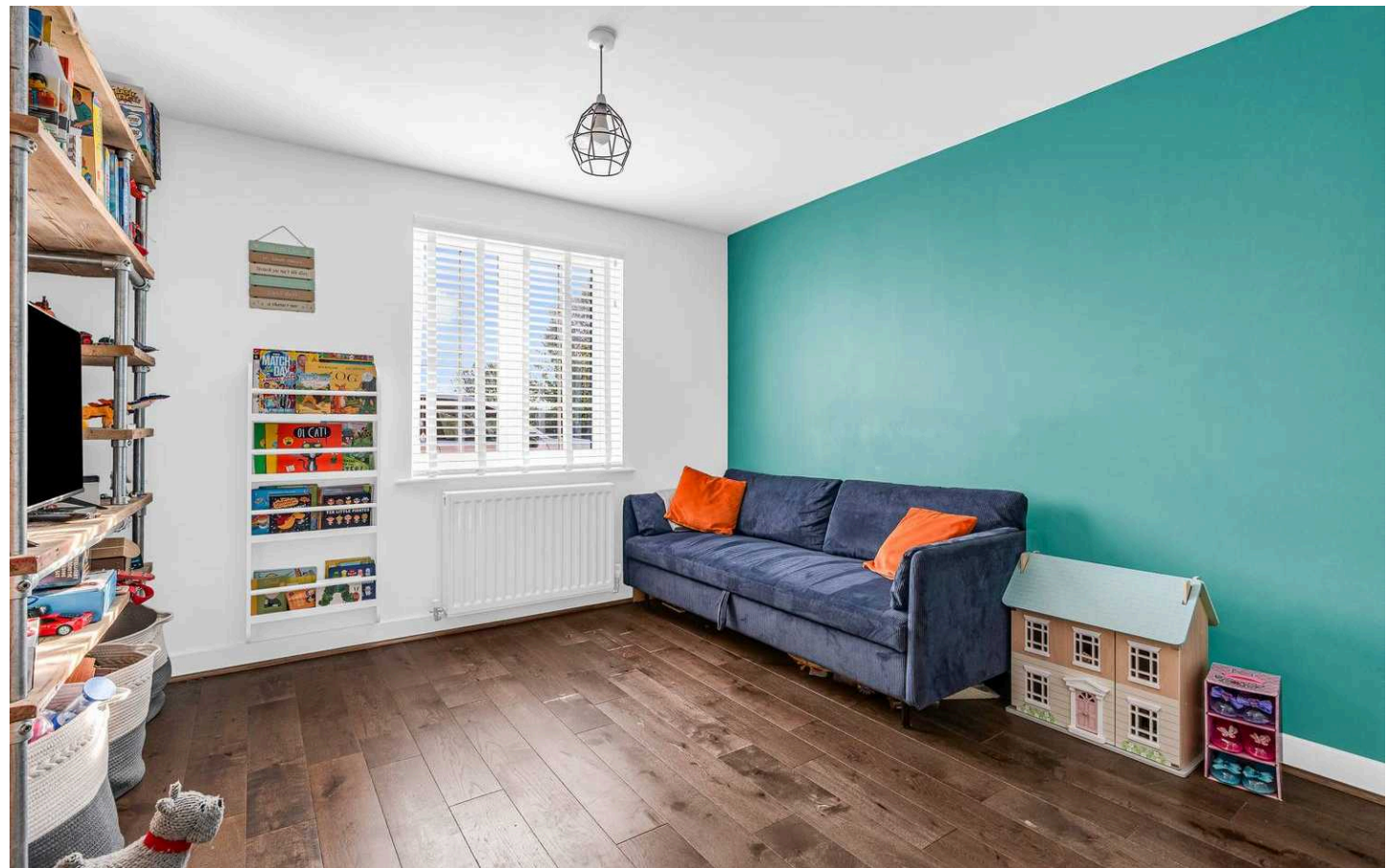
12' 6" x 17' 0" (3.80m x 5.17m)

With two double glazed windows to front aspect, radiator.

Bedroom One

14' 7" x 16' 10" (4.45m x 5.12m)

With two double glazed windows to rear aspect, radiator, fitted bedroom furniture, door to:



En Suite Shower Room

Fitted with a suite comprising large shower cubicle, pedestal wash hand basin, dual flush wc, tiled walls, tiled flooring.

Second Floor Landing

With doors to:

Bedroom Two

12' 3" x 14' 7" (3.73m x 4.45m)

With two double glazed windows to front aspect, radiator, built in wardrobe cupboards.

Bedroom Three

11' 7" x 8' 10" (3.53m x 2.68m)

With double glazed window to rear aspect, radiator.

Bedroom Four

10' 0" x 7' 10" (3.04m x 2.39m)

With double glazed window to rear aspect, radiator.

Bathroom

Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, pedestal wash hand basin, dual flush wc, tiled walls, tiled flooring.





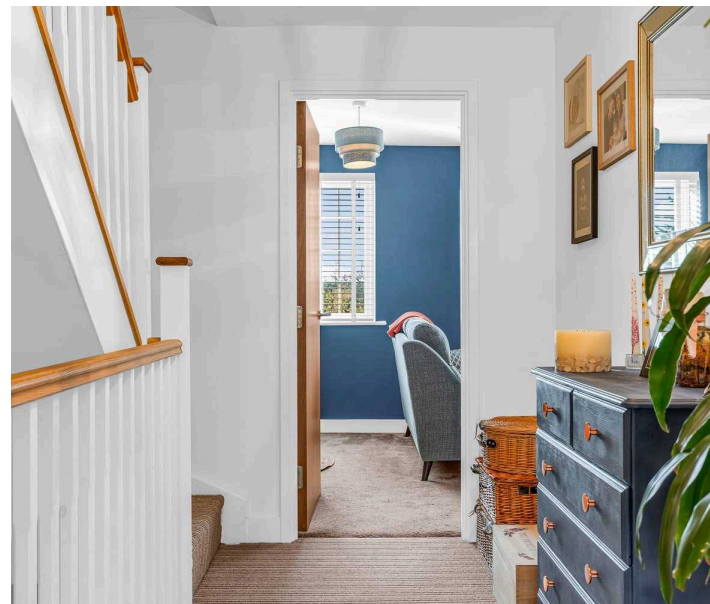
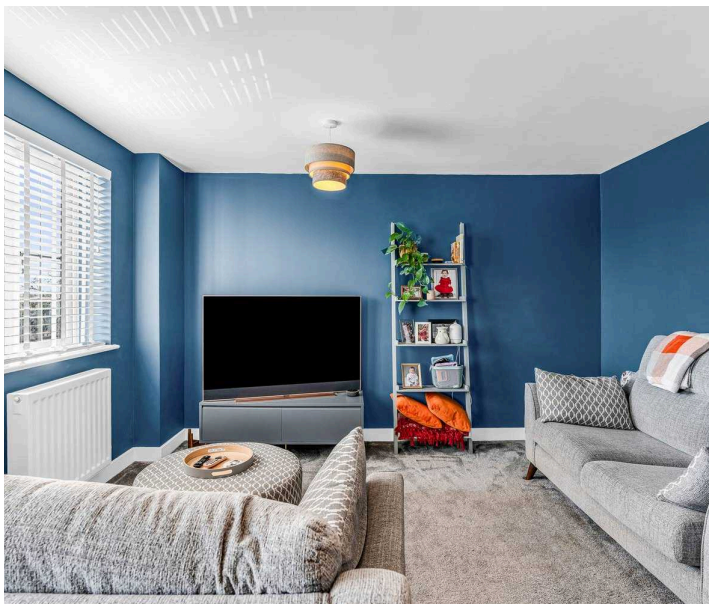
REAR GARDEN

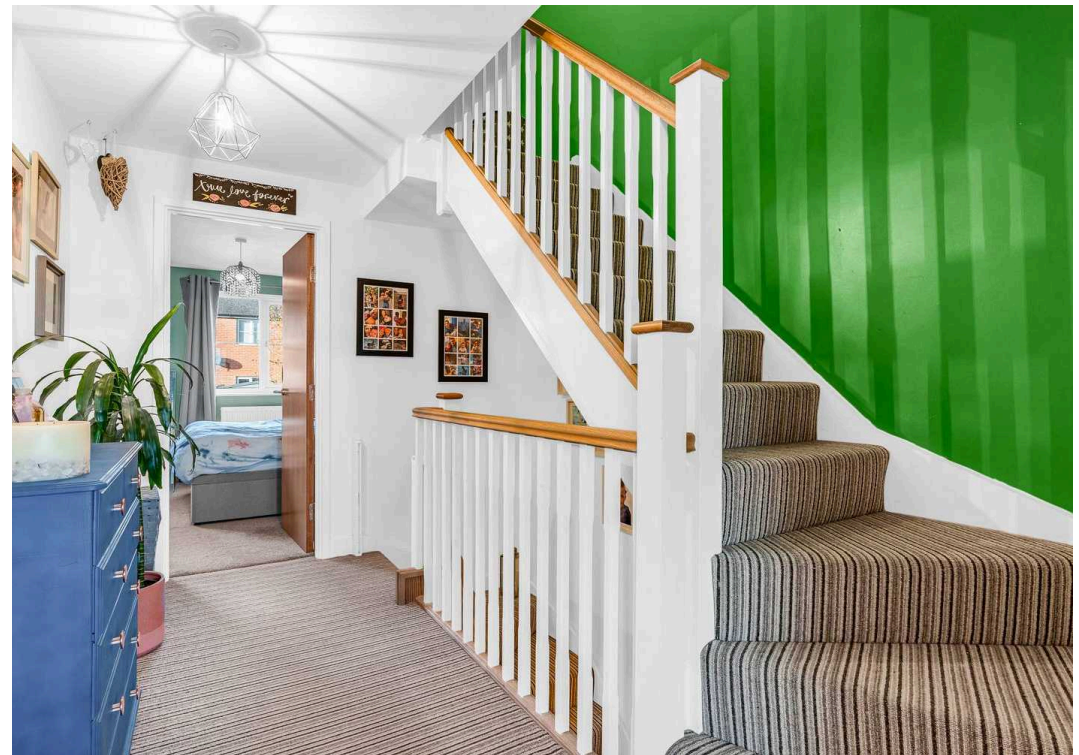
The landscaped rear garden boasts a patio seating areas with steps leading up to a lawn area with flower and shrub beds. To the immediate rear of the garden is a decked area and rear gated access.

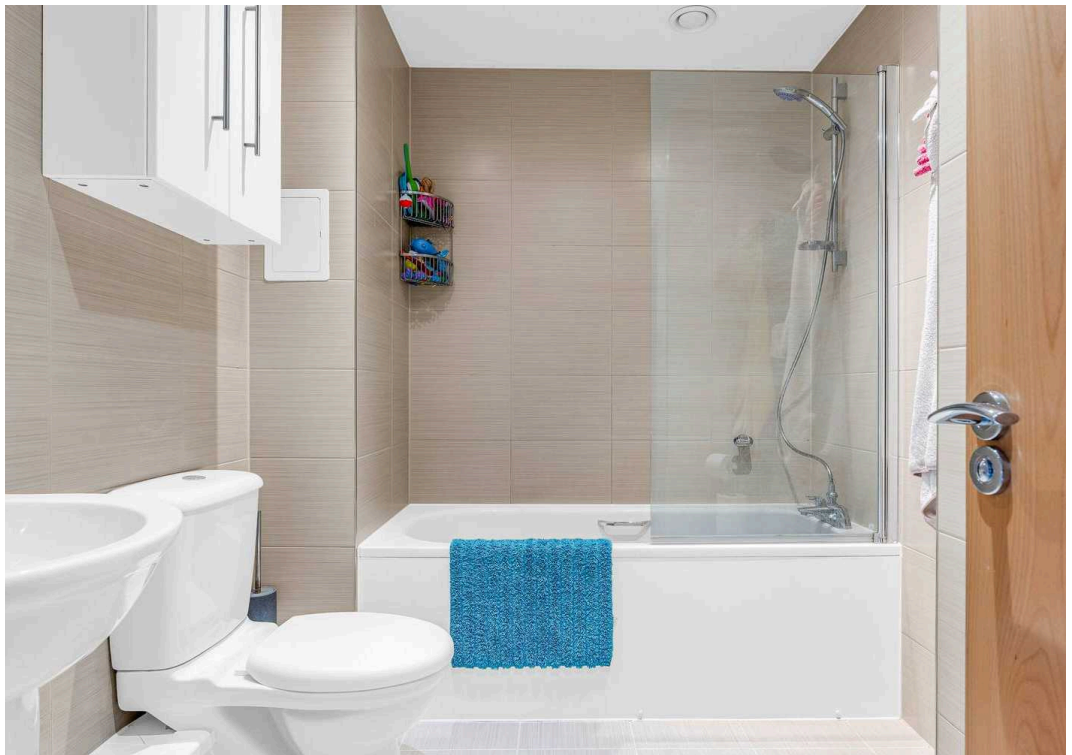
ALLOCATED PARKING

2 Parking Spaces

The property benefits from two allocated parking spaces.









Elliot Heath Estate Agents

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