



Elliot Heath
ESTATE AGENTS

97 Station Road, Puckeridge
Guide Price £550,000

97 Station Road

Puckeridge, Ware

Victorian 3-bed semi in Puckeridge village with open plan living space, large garden, off-street parking. Ideal location near Ware and Bishop's Stortford. Call Elliot Heath on 01920 293333 to view.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



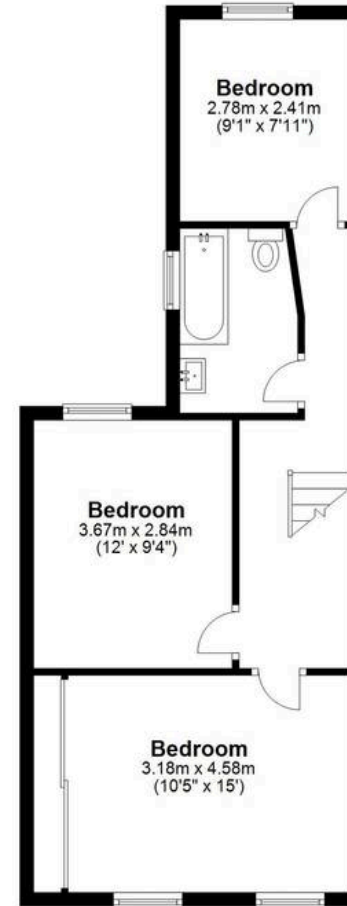
Ground Floor

Approx. 73.0 sq. metres (785.3 sq. feet)



First Floor

Approx. 45.3 sq. metres (488.1 sq. feet)



Total area: approx. 118.3 sq. metres (1273.4 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 part glazed front door, radiator, herringbone flooring, open to:

Living Room

12' 2" x 11' 5" (3.72m x 3.47m)

With double glazed bay window to front aspect with fitted shutters, radiator, attractive brick fireplace with wood burning stove, built in storage cupboard and shelving to both alcoves, herringbone flooring, open to:

Family Room

11' 10" x 15' 0" (3.60m x 4.58m)

With stairs rising to first floor landing, built in storage cupboard, herringbone flooring, vertical radiator, open to:

Kitchen/Breakfast Room

18' 9" x 15' 0" (5.71m x 4.58m)

With Upvc double glazed windows to side aspect with fitted shutters, skylight window above breakfast area and Upvc double glazed window to the dining room. Comprehensively fitted with a range of wall and base storage units with work surfaces over incorporating a Butler style sink and drainer unit, built-in electric double oven and five ring halogen hob with extractor canopy above, space for American style fridge/freezer, integrated washing machine and dishwasher, wine cooler, tiled splash back areas, tiled flooring, radiator. Door to:

Rear Lobby

With tiled flooring, open to dining room and door to:

Downstairs Shower Room

With Upvc double glazed window to side aspect with obscure glass and fitted shutters. Fitted with a suite comprising low level wc, pedestal sink, Aqualisa power shower, chrome heated towel rail, tiled splash back areas, tiled flooring.



Dining Room

11' 9" x 15' 0" (3.59m x 4.58m)

Of brick and Upvc double glazed construction with triple aspect Upvc double glazed windows with Upvc patio doors leading out to the rear garden and skylight window, tiled flooring, two radiators.

First Floor Landing

Bespoke wooden staircase leading up to a split level landing, radiator, access hatch to boarded and insulated loft with fitted ladder and power connected. Doors to:

Bedroom One

10' 5" x 15' 0" (3.18m x 4.58m)

With two Upvc double glazed windows with fitted shutters to front aspect, radiator, built-in wardrobe cupboards with mirrored sliding doors.

Bedroom Two

12' 0" x 9' 4" (3.67m x 2.84m)

With Upvc double glazed window overlooking the rear garden with fitted shutters, radiator.

Bedroom Three

9' 1" x 7' 11" (2.78m x 2.41m)

With Upvc double glazed window with fitted shutters overlooking the rear garden, radiator.

Bathroom

With Upvc double glazed window to side aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, dual flush wc, fully tiled, chrome heated towel rail.





REAR GARDEN

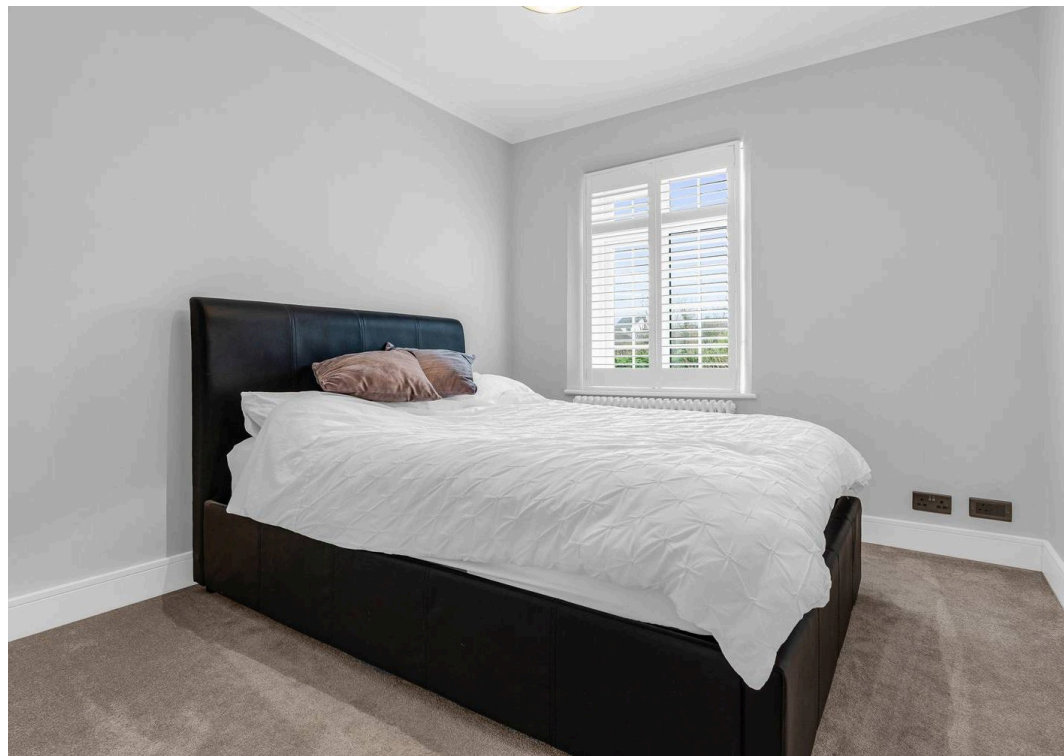
A delightful feature of this property is the rear garden which measures approximately 100ft in length, mature borders with paved seating areas and artificial lawn, outside power and light, water supply at both rear of house and mid-garden. Spacious garden shed with power and light connected. Side access to the front.

DRIVEWAY

1 Parking Space

Block paved driveway offering off street parking.







Elliot Heath Estate Agents

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