



**Elliot Heath**  
ESTATE AGENTS

**18a Station Road, Puckeridge**  
Guide Price **£390,000**

# 18a Station Road

Puckeridge, Ware

Elliot Heath present this two double bedroom home in Puckeridge, with living room, kitchen/dining room, bathroom, private garden, garage/office, and driveway fro 2 cars.

Council Tax band: D

Tenure: Freehold

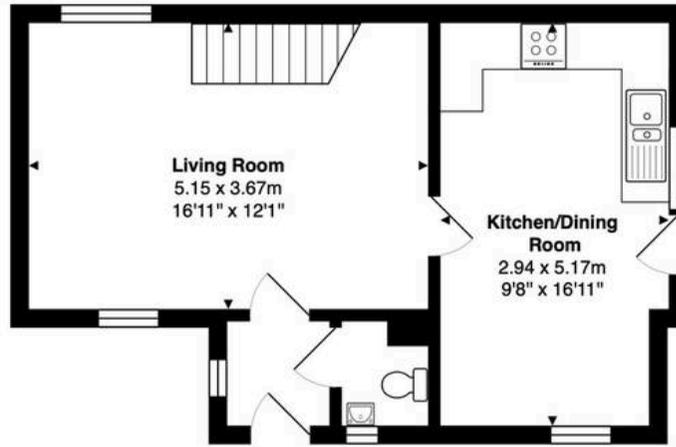
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

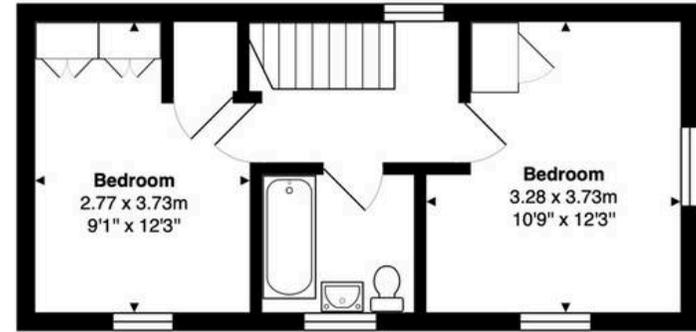




**Outbuilding**  
Area: 13.2 m<sup>2</sup> ... 142 ft<sup>2</sup>



**Ground Floor**  
Area: 38.4 m<sup>2</sup> ... 414 ft<sup>2</sup>



**First Floor**  
Area: 31.0 m<sup>2</sup> ... 334 ft<sup>2</sup>

Total Area: 82.7 m<sup>2</sup> ... 890 ft<sup>2</sup>

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](http://www.matthewkyle.co.uk)

### Entrance Hall

With double glazed window to front aspect, wood effect flooring, radiator, doors to:

### Downstairs WC

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising dual flush wc, wash hand basin, tiled splash back areas, radiator.

### Living Room

16' 11" x 12' 0" (5.15m x 3.67m)

Dual aspect with double glazed windows to front and rear aspect, stairs rising to first floor landing, radiator, door to:

### Kitchen/Dining Room

9' 8" x 17' 0" (2.94m x 5.17m)

Dual aspect with double glazed windows to rear and side aspect and door giving access to outside. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink drainer, built in oven with hob and extractor oven, appliance space, tiled splash back areas, wood effect flooring, radiator.

### First Floor Landing

With double glazed window to rear aspect with obscure glass, radiator, loft access, doors to:

### Bedroom One

10' 9" x 12' 3" (3.28m x 3.73m)

Dual aspect with double glazed windows to front and side aspect, radiator, built in storage cupboard.

### Bedroom Two

9' 1" x 12' 3" (2.77m x 3.73m)

With double glazed window to front aspect, radiator, fitted wardrobe cupboard and built in storage cupboard.



**Bathroom**

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over, vanity unit with inset wash hand basin, concealed cistern wc, tiled splash back areas, wood effect flooring, chrome heated towel rail.

**Office/Gym**

7' 10" x 15' 1" (2.40m x 4.60m)

With glazed door and window to front aspect, desk unit with fitted cupboards below, power and light connected, electric wall heater, fully insulated.





### **REAR GARDEN**

Attractive private rear garden laid to lawn and paved seating areas with mature planting and access to the office/gym.

### **DRIVEWAY**

2 Parking Spaces

Driveway providing off street parking for two vehicles and access to the detached garage.

### **GARAGE**

Single Garage

Detached garage currently being used as a home office/gym and external store.







## Elliot Heath Estate Agents

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