



Britannia, Puckeridge, SG11

£475,000 Guide Price

Property Description

PROPERTY INSIGHT

Ensum Brown are delighted to present to the sales market this three bedroom semi-detached family home that is situated in a desirable cul-de-sac in the popular village of Puckeridge.

As you approach the property you will find a driveway with space for multiple cars, along with a lovely lawned front garden to the right. To the left of the property there is also a large garage, which is ideal for storage or possible conversion into an additional living space (STPP).

Moving into the house itself, as you enter the property you will step into a porch, which is perfect for hanging coats or storing shoes. As you continue through you are welcomed by a large open plan living come dining room. This is a bright and homely room with patio doors leading into the landscaped south facing garden. To the left of the dining area is the good sized kitchen with integrated appliances and views of the garden. There is also a substantial under-stairs storage cupboard, which could potentially become a large downstairs WC if so required.

Heading upstairs, you will find three double bedrooms. Bedroom one is a lovely bright spacious room with fitted wardrobes. Similarly, bedrooms two and three are also spacious rooms with large windows, creating a lot of light. On this level you will also find a bathroom that comprises of a bathtub, hand basin and airing cupboard. Next to this you will find a separate WC.

Externally, this property benefits from a beautifully landscaped south facing rear garden. This garden has a large lawned area with plants and shrubs surrounding, along with a green house. There is also side access leading out to the front of the property.



LOCATION - PUCKERIDGE

The picturesque village of Puckeridge sits just a ten minute drive of 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).

Key Features

- ✓ Situated In A Desirable Cul-De-Sac
- ✓ Garage
- ✓ Driveway For Multiple Cars
- ✓ Lovely Front Garden
- ✓ Beautiful South Facing Garden
- ✓ Three Good Size Bedrooms
- ✓ Perfect First Time Buyer Purchase
- ✓ Open Plan Living Room/Dining Room
- ✓ Short Walk To Puckeridge High Street
- ✓ Kitchen With Garden Views









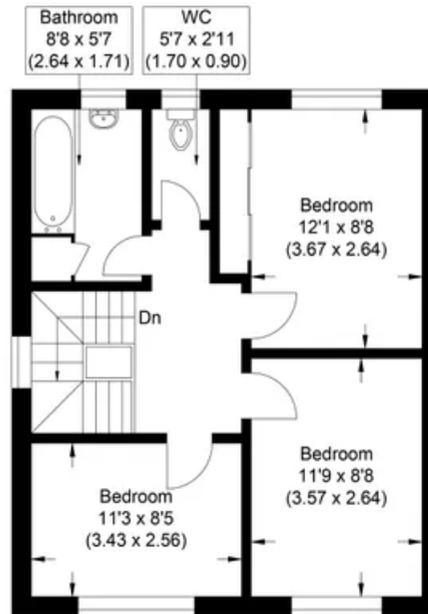




All



Ground Floor



First Floor

Approximate Gross Internal Area
98.14 sq m / 1056.37 sq ft
(Includes Garage)
Garage : 10.76 sq m / 115.81 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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