



67 High Street, Puckeridge
Ware

Guide Price £350,000

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Puckeridge, Ware

**CHAIN FREE* Ensum Brown are pleased to offer this charming 2 bedroom end of terrace cottage positioned in the High Street of this well-regarded village. Features include 2 reception rooms, re-fitted kitchen & bathroom, 2 double bedrooms & study plus a delightful south-east facing rear garden.*

Tenure: Freehold



PROPERTY INSIGHT

Ensum Brown are pleased to offer this rarely available and characterful two bedroom end of terrace freehold cottage forming part of the street scene in the High Street of this charming village which is just a short drive from the neighbouring towns of Ware, Buntingford and Bishop's Stortford.

The present vendor has tastefully improved and updated this lovely cottage which is sold with the advantage of no upward chain and an internal viewing is highly recommended to fully appreciate all that it has to offer.

This charming property offers a great deal of kerb appeal and is approached via the High Street, there is also under-cover decorative arched side access which is shared with the next door neighbour.

Entering into the first reception room, this is bright and spacious currently being used as a formal dining room with ample space for a dining table and chairs. Features include fitted carpet, radiator, double glazed window to the front aspect and a built-in storage cupboard.

A door opens into the living room which is beautifully presented with a recently-installed wood burning stove being the focal point of the room, other benefits include laminate wood effect flooring, recently-installed stable door leading out to the rear garden, under-stairs storage cupboard housing the electric meter and fuse board plus stairs leading up to the first floor accommodation.

Moving into the re-fitted kitchen, this has been superbly modernised with a tasteful range of cream wall and base units complemented by quartz worktops and a 1 1/4 bowl stainless steel sink with mixer tap. There's also a built-in double oven, an integrated dishwasher plus space for a washing machine and tumble dryer. Other features include tiled flooring and a double glazed window to the side aspect.

A door opens into the excellently refurbished family bathroom which is fitted with a modern three piece white suite comprising of a wash hand basin with chrome mixer tap and storage drawers under, low level push flush WC and bath with shower screen plus chrome wall-mounted rainfall shower. Complementary features include tiled flooring and partly-tiled walls, chrome heated towel rail, wall-mounted mirrored cabinet with light and an obscured double glazed window to the rear aspect.





Going upstairs you reach a small square landing with fitted carpet and this provides access to the two bedrooms. There's also an interconnecting room adjacent to the master bedroom and this is currently being used as a work-from-home office space but it could be utilised as a nursery or perhaps an en-suite shower room if required.

The principal bedroom faces the rear of the property, a great size double bedroom with fitted carpet, radiator, built-in wardrobes, built-in storage cupboard and a double glazed window to the rear aspect. A door opens into the interconnecting room which offers fitted carpet, radiator, built-in airing cupboard housing the gas central heating boiler and a double glazed window faces the rear aspect overlooking the rear garden. Moving into the second bedroom, this is also a good-size double bedroom with fitted carpet, radiator and a double glazed window to the front aspect.

Outside, the enclosed rear garden is an excellent space approaching 75ft and ideal for younger children to play safely. The garden faces south-east and enjoys a pleasant amount of sunlight throughout the day. Commencing with a paved area leading to a decked patio area with step leading down to an area laid to lawn complete with a timber storage shed. A gate leads out to the shared under-cover arched side access which is shared with the next door neighbour.

There is ample on-street parking available on a first-come first-served basis.



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.

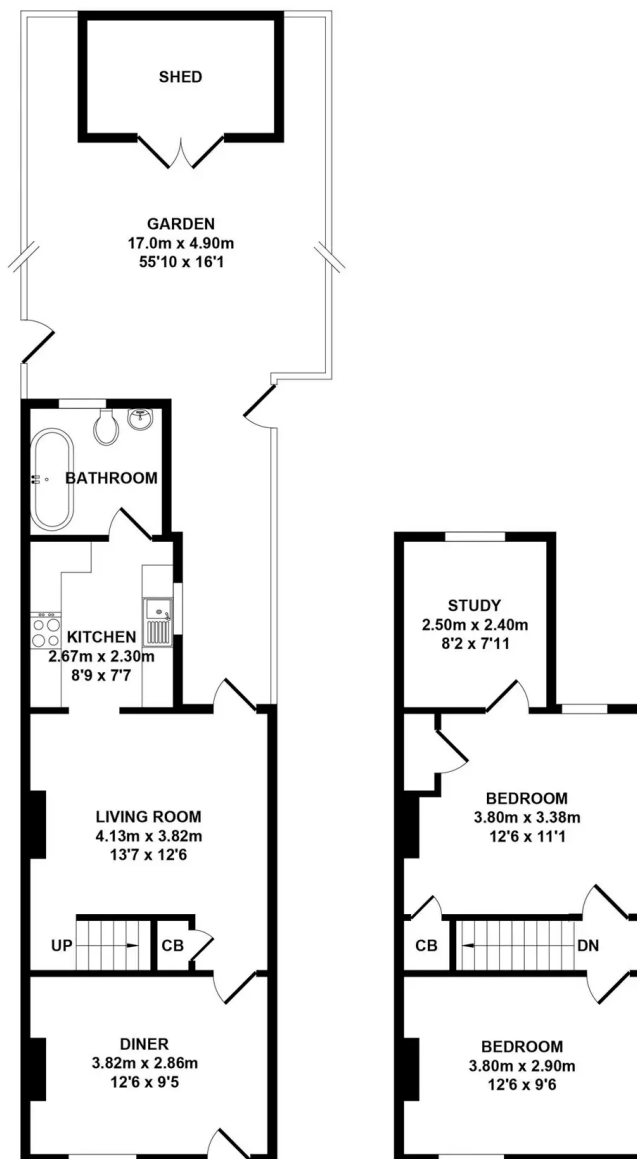
Nearby, the beautiful market town of Ware, Hertfordshire, is one of the oldest continuously occupied sites in Europe, dating back to the Mesolithic period, around 4000BC. Today, Ware is a bustling market and riverside town with a population of around 19,000.

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).

Tenure: Freehold







GROUND FLOOR
APPROX. FLOOR
AREA 38.0 SQ.M.
(409.02 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 33.50 SQ.M.
(360.59 SQ.FT.)

TOTAL APPROX. FLOOR AREA 71.50 SQ.M. (769.61 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.