



64 Batchelors, Puckeridge  
Ware

Guide Price £425,000



## 64 Batchelors

Puckeridge, Ware

Ensum Brown are pleased to offer this extended semi-detached home refurbished to an excellent standard & peacefully located in the desirable village of Puckeridge. Features include open-plan living/dining room, fitted kitchen, cloakroom/WC, 2 bedrooms, dressing room, shower room & garage en-bloc.

Tenure: Freehold



## PROPERTY INSIGHT

Ensum Brown are pleased to offer this superbly presented two bedroom semi-detached house positioned in a peaceful cul-de-sac in the desirable village of Puckeridge which is just a short drive from the neighbouring towns of Ware, Buntingford and Bishop's Stortford.

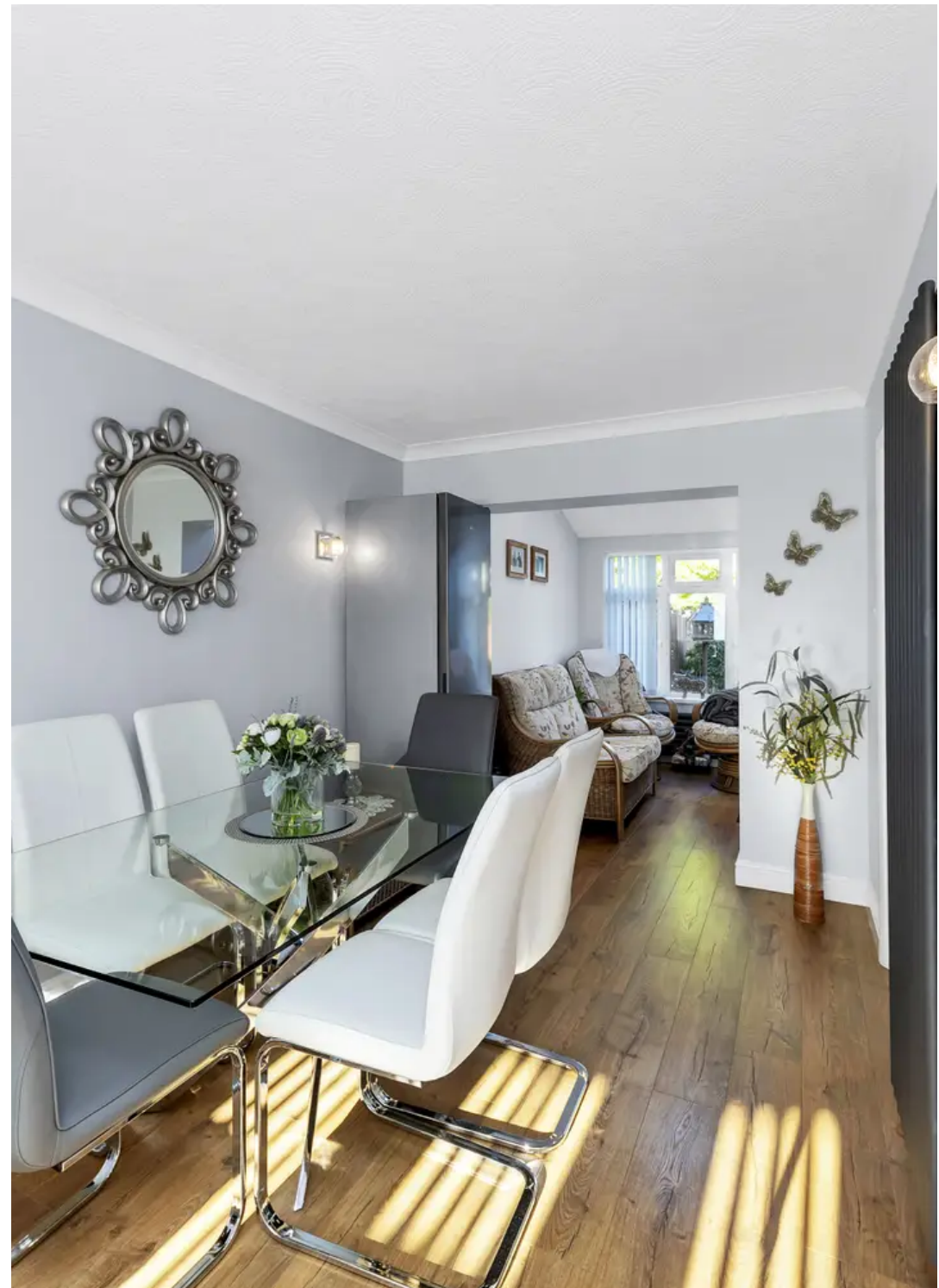
The property was formerly a three bedroom house and the present vendors converted it into two bedrooms with a dressing room positioned where the third bedroom used to be, however this could easily be converted back into three bedrooms if so required.

Having been stylishly refurbished to a high specification throughout, the accommodation on the ground floor briefly comprising of an entrance porch, large open-plan living/dining room, separate fitted kitchen and a conservatory. Moving upstairs, there is a good-size landing providing access to two double bedrooms, a dressing room and the well-appointed family bathroom.

Approaching this home it has excellent kerb appeal with a low maintenance resin bonded hardstanding area and a wooden gate providing side access leading to the rear of the property. Once inside, there's a lovely welcoming entrance porch with space for shoe and coat storage. A door opens into the guest cloakroom/WC which is fitted with a tasteful two piece white suite comprising of a wash hand basin and low level flush WC.

Stepping into the open-plan living/dining room, this is an excellent space with an abundance of natural light and stairs rise to up to the first floor accommodation. There are two designated areas to this room, one used as the living space and the other a good-size dining area adjacent to the kitchen. Features include laminate wood effect flooring, a double glazed window facing the front aspect and two vertical wall-mounted radiators. The extended conservatory is currently being used as garden room which positioned at the rear of the property, featuring laminate wood effect flooring, velux window, double glazed window facing the rear aspect and patio doors leading out to the rear garden.

Moving into the kitchen, this has been tastefully upgraded to include a comprehensive range of gloss white wall and base units complemented by quartz worktops and a 1 1/2 bowl sink with drainer and chrome mixer tap. A double glazed window provides a pleasant view over the low maintenance rear garden. Complementary features include laminate wood effect flooring and spotlights.







*Going up to the first floor you are greeted by a lovely landing with a built-in storage cupboard, loft hatch providing access to the loft space and doors lead off to the two bedrooms and re-fitted shower room.*

*The principal bedroom is positioned at the front of the property, this is an excellent size double bedroom with laminate wood effect flooring, radiator, fitted wardrobes and a double glazed window facing the front aspect. A curved arch leads through to a well-planned dressing room which was formerly the third bedroom and this could be converted back into a bedroom if so required. The dressing room benefits from laminate wood effect flooring, a fitted double wardrobe, built-in storage cupboard and a double glazed window facing the front aspect. Going into the second bedroom, this is another good-size double bedroom with laminate wood effect flooring, radiator, fitted wardrobes and a double glazed window to the rear aspect.*

*Completing the first floor of this home is the well-appointed family shower room which is fitted with a three piece suite comprising of a wash hand basin with chrome mixer tap and built-in storage cupboard, a low level push flush WC and a shower cubicle complete with wall-mounted shower. Complementary features include fully tiled walls and flooring, a wall-mounted mirrored cabinet and an obscured double glazed window to the rear aspect.*

*Outside, the enclosed rear garden is a fantastic low maintenance space laid to resin bonding and ideal for entertaining plus al-fresco dining. There's side access via a wooden gate which leads out to the front of the property. This home also benefits from a single garage en-bloc.*

### **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. Just to name a few you have a doctors surgery, post office and shop, mobile library service and several village pubs. 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 or if you prefer from Hertford East station to Liverpool street or Hertford North Finsbury Park/Kings Cross.*





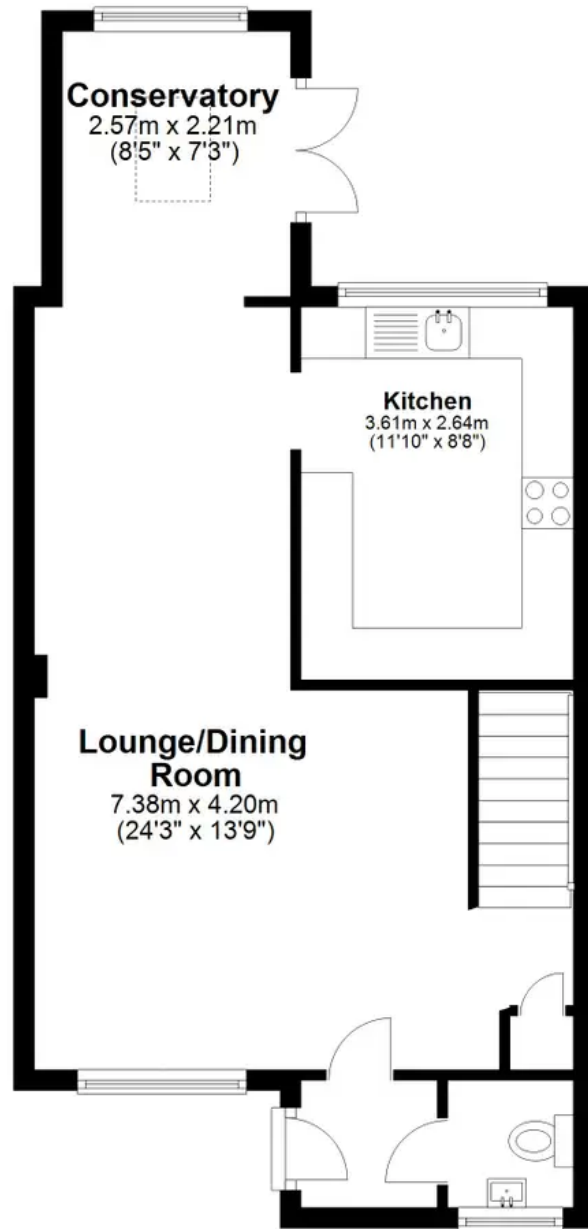






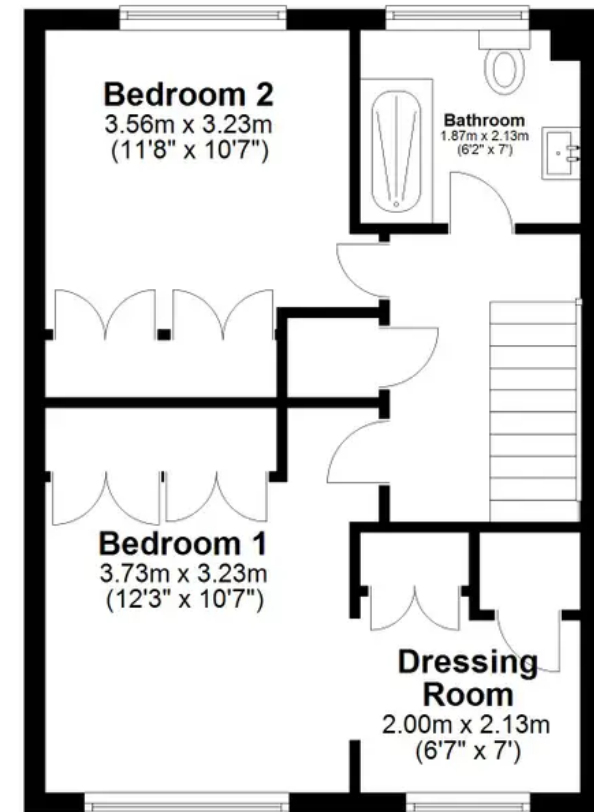
## Ground Floor

Approx. 47.9 sq. metres (515.5 sq. feet)



## First Floor

Approx. 47.0 sq. metres (505.4 sq. feet)



Total area: approx. 94.8 sq. metres (1020.9 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.