



**Elliot Heath**  
ESTATE AGENTS

**2 Foxleigh Mews, Puckeridge**  
Guide Price **£450,000**

## 2 Foxleigh Mews

Puckeridge, Ware

Set in beautiful gardens, just off Puckeridge centre, this stylish semi offers a unique home with 2 double beds, skylight windows, private garden, and easy access to amenities and transport links.

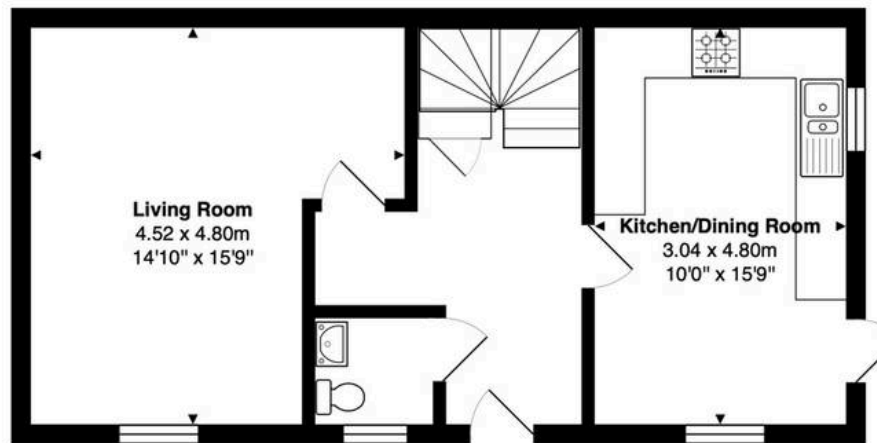
Council Tax band: D

Tenure: Freehold

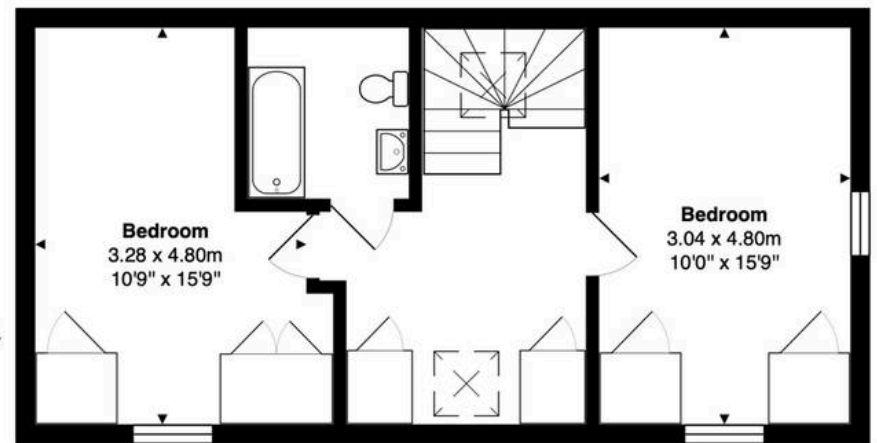
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





**Ground Floor**  
Area: 47.3 m<sup>2</sup> ... 509 ft<sup>2</sup>



**First Floor**  
Area: 47.3 m<sup>2</sup> ... 509 ft<sup>2</sup>

Total Area: 94.6 m<sup>2</sup> ... 1018 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 stairs rising to first floor landing, built in storage cupboard, radiator, wood effect flooring, doors to:

### Downstairs WC

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

### Living Room

14' 10" x 15' 9" (4.52m x 4.80m)

With full height double glazed window, radiator, air conditioning unit.

### Kitchen/Dining Room

10' 0" x 15' 9" (3.04m x 4.80m)

Dual aspect with two double glazed windows and door to outside. Fitted with a range of wall and base storage units with wood work surfaces over incorporating a sink and drainer unit, built in oven with hob and extractor over, integrated fridge/freezer, space for washing machine and dishwasher, radiator, wood effect flooring.

### Generous First Floor Landing

With two skylight windows, two built in storage cupboards, radiator, study space, doors to:

### Bedroom One

10' 9" x 15' 9" (3.28m x 4.80m)

With double glazed window to front aspect, radiator, fitted wardrobe cupboards, air conditioning unit.



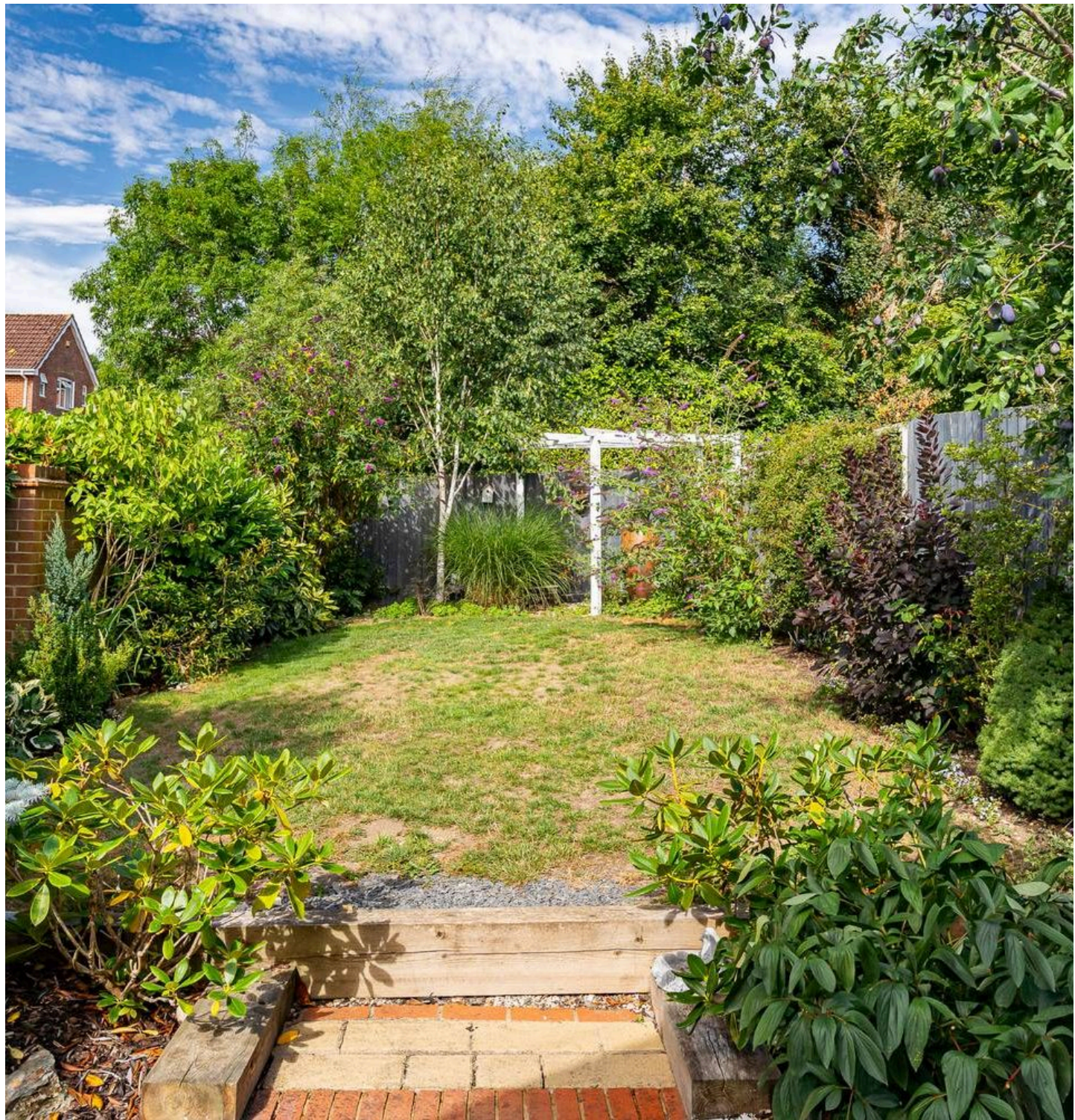
**Bedroom Two**

10' 0" x 15' 9" (3.04m x 4.80m)

Dual aspect with two double glazed windows, radiator, fitted wardrobe cupboards.

**Bathroom**

With double glazed window 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, concealed cistern wc, fully tiled, heated towel rail.





### **REAR GARDEN**

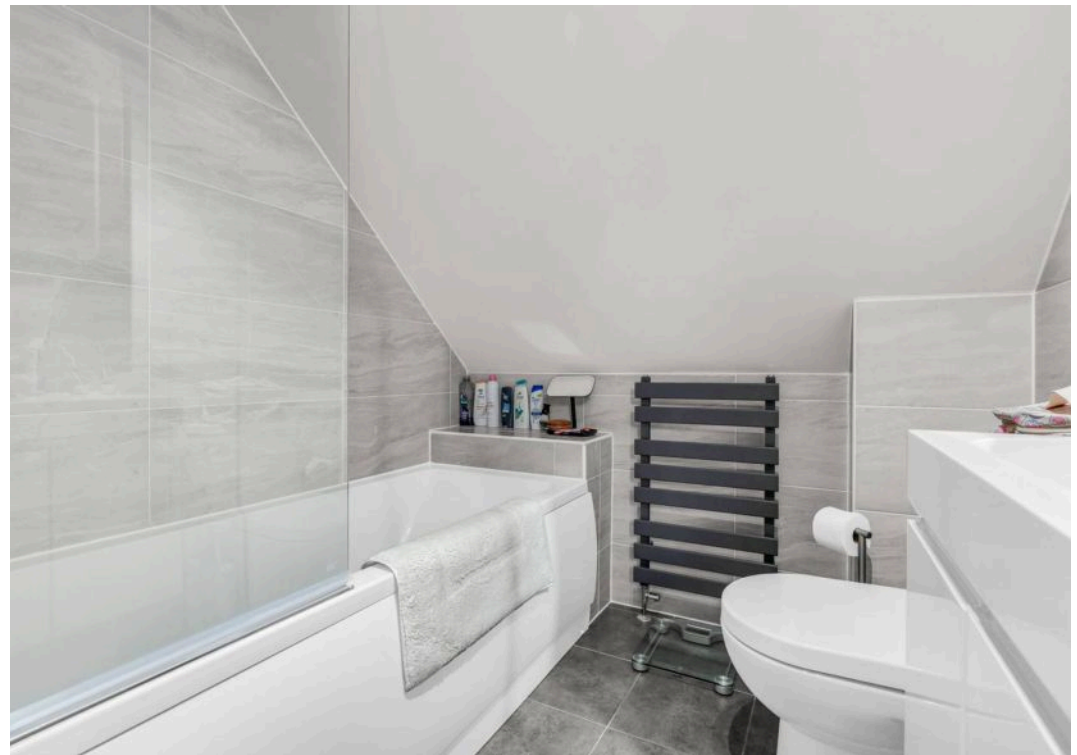
Large landscaped and heavily stocked private rear garden.

### **ON STREET**

1 Parking Space

Free casual parking close by.







## Elliot Heath Estate Agents

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