



**Elliot Heath**  
ESTATE AGENTS

**8 Wickham Way, Puckeridge**  
Guide Price £585,000

# 8 Wickham Way

Puckeridge, Ware

Charming 4-bed detached family home in Puckeridge with stunning countryside views. Spacious living, en suite, beautiful gardens, garage, and driveway. Close to amenities, schools, and transport links. Arrange a viewing - call 01920 293333.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

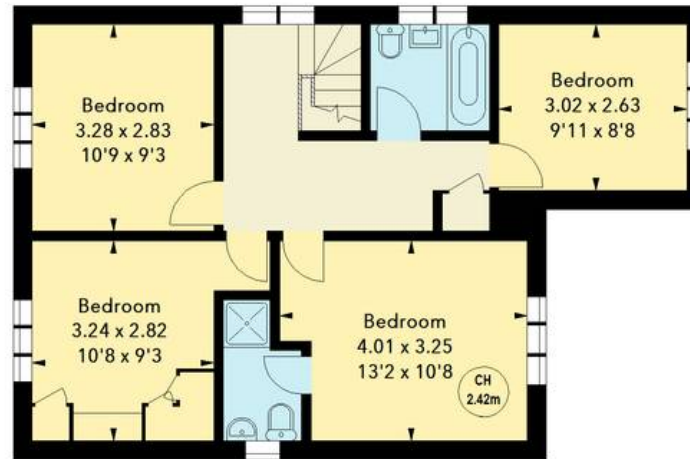
EPC Environmental Impact Rating: E



## Wickham Way, SG11

Approximate Area = 122.16 sq m / 1315 sq ft  
(Including Garage)

Garage  
14.03 sq m / 151 sq ft



### First Floor

Approx. 59.27 sq m / 638 sq ft

Key :  
CH - Ceiling Height



### Ground Floor

Approx. 62.89 sq m / 677 sq ft

Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.

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### Entrance Lobby

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

### Reception Room

26' 2" x 12' 8" (7.98m x 3.86m)

Dual aspect with double glazed window to front aspect and double glazed double opening patio doors to the rear garden, feature gas fireplace, radiator, door to inner lobby, open to:

### Kitchen

10' 10" x 8' 8" (3.30m x 2.64m)

With double glazed window and door to rear garden. Fitted with a range of wall and base storage units with wood work surfaces over incorporating a sink drainer unit, space for range style cooker, appliance space, tiled splash back areas, tiled flooring, radiator.

### Inner Lobby

With stairs leading to first floor landing, built in storage cupboard, door to:

### Downstairs WC

With double glazed window to side aspect, low level w.c, wall mounted wash hand basin, tiled walls, tiled flooring, chrome heated towel rail.

### Generous First Floor Landing

With double glazed window to side aspect, loft access, built in storage cupboard, doors to:

### Bedroom One

13' 2" x 10' 8" (4.01m x 3.25m)

With double glazed window to front aspect, radiator, doors to:



**En Suite Shower Room**

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising fully tiled shower cubicle, wall mounted wash hand basin, low level wc, tiled walls, wood effect flooring, radiator.

**Bedroom Two**

10' 9" x 9' 3" (3.28m x 2.82m)

With double glazed window to rear aspect, radiator.

**Bedroom Three**

10' 8" x 9' 3" (3.25m x 2.82m)

With double glazed window to rear aspect, fitted with a range of bedroom furniture, radiator.

**Bedroom Four**

9' 11" x 8' 8" (3.02m x 2.64m)

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

**Bathroom**

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





## FRONT GARDEN

The front garden is laid to lawn with attractive planting and gated access to the rear garden.

## REAR GARDEN

The rear garden is beautifully presented and thoughtfully landscaped with heavily stocked borders and raised beds with a large patio seating area to the immediate rear of the property together with a further seating area and lovely summer house, backing onto open fields.

## GARAGE

Single Garage

To the front there is a block paved driveway providing off street parking which in turn gives access to the integral garage measuring approx. 17'6 x 8'10 (5.33 x 2.68) with remote operated up and over door, power and lighting and personnel door to the rear garden.







## Elliot Heath Estate Agents

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