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34 Tollsworth Way, Puckeridge, Ware, Hertfordshire, SG11 1UR

Offers In The Region Of £480,000

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This extended and updated four-bedroom family home offers practical, well-presented living throughout. At its heart is a modern refitted kitchen and dining area, featuring integrated Smeg and Bosch appliances and complemented by a separate utility room. The living room includes a wood-burning stove and underfloor heating, creating a warm and comfortable space to relax, while a separate study—currently used as a store—adds valuable flexibility to the ground floor.

Upstairs, there are four well-proportioned bedrooms, including a main bedroom with fitted wardrobes and an en-suite. Bedroom three also benefits from fitted cupboards and wardrobes and there is a contemporary family shower room serving the remaining bedrooms.

Outside, the rear garden has been landscaped for low maintenance and outdoor dining. To the front, a block-paved driveway provides off-road parking for two vehicles. The property is conveniently located within easy reach of the village centre, offering access to local shops, amenities, and well-regarded schools.

Please note: The garage is not included in the sale and is owned by a neighbour.

Puckeridge is a highly sought-after village known for its strong community spirit and excellent amenities. This property is within walking distance of local shops, pubs, and the new coffee shop. Families will appreciate proximity to well-regarded schools, including Roger de Clare First School and Ralph Sadleir Middle School.

For commuters, the nearby A10 provides easy access to Ware, Hertford, and beyond, while St Margaret's and Ware train stations offer services into London Liverpool Street.

KITCHEN 13'6" x 12'3" (4.12 x 3.74)
Fitted with an extensive range of base and eye-level units incorporating a Smeg electric hob and oven. Further benefits include an integrated Bosch tall fridge and microwave, space for a dishwasher, and a breakfast bar overlooking the dining area.

DINING ROOM 16'6" x 12'2" (5.04 x 3.73)

UTILITY ROOM 9'0" x 4'5" (2.75 x 1.37)
Separate utility room offering space and plumbing for a washing machine and tumble dryer, with a rear door providing access to the garden.

LOUNGE 15'3" x 11'10" (4.65 x 3.61)

STUDY / STORE ROOM 6'5" x 4'1" (1.97 x 1.26)
There is also a study area, currently used as a large store, offering flexible space to suit a variety of needs.

FIRST FLOOR

PRINCIPAL BEDROOM 13'8" x 10'3" (4.19 x 3.13)
The bedroom has a clean, modern feel. One wall is fully lined with fitted wardrobes that go from floor to ceiling, providing plenty of built-in storage.

EN-SUITE 6'2" x 5'4" (1.88 x 1.64)

BEDROOM TWO 12'0" x 8'9" (3.67 x 2.69)

BEDROOM THREE 10'0" x 6'6" (3.07 x 2.00)
Bedroom three also benefits from fitted wardrobes and built-in cupboards, providing excellent storage and helping to keep each room neat and organised.

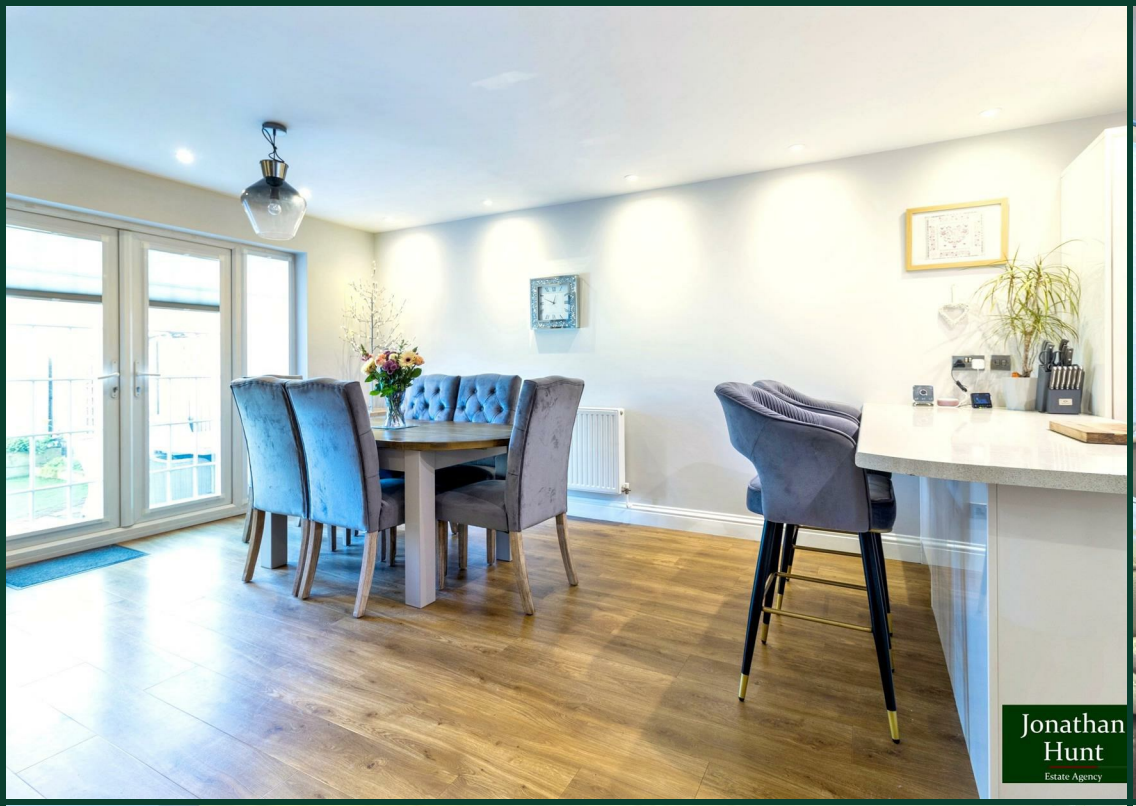
BEDROOM FOUR 9'11" x 6'0" (3.03 x 1.84)

SHOWER ROOM 6'1" x 5'5" (1.87 x 1.67)

REAR GARDEN
The rear garden is a sunny and private space, ideal for relaxing or entertaining. It also benefits from rear gate access, a garden shed, a log store, an outside tap, and an external electrical socket for added convenience.

FRONT GARDEN / DRIVEWAY
The front exterior offers a driveway with space for two vehicles , power socket for convenience and a welcoming porch area with spotlights, creating an attractive and well-lit entrance.

LOFT
The loft space is fully boarded and benefits from a fitted ladder and lighting, providing useful and easily accessible storage.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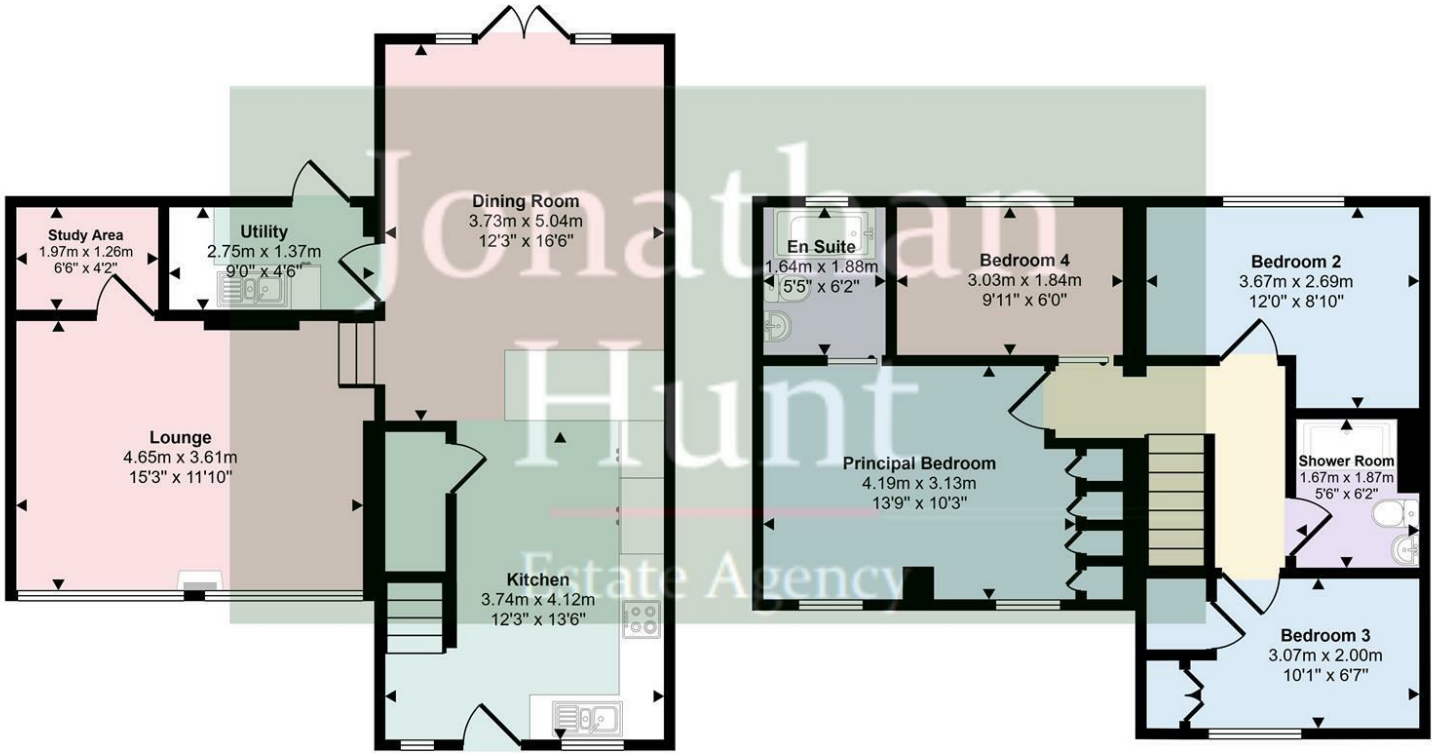
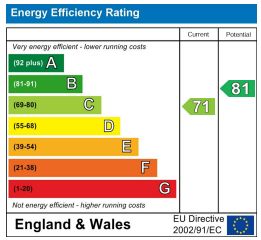
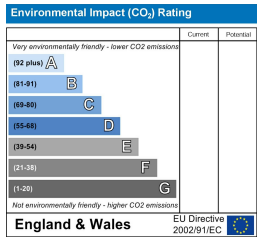
Approx Gross Internal Area
111 sq m / 1197 sq ft



Ground Floor
Approx 60 sq m / 641 sq ft

First Floor
Approx 52 sq m / 556 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.