

# Jonathan Hunt

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

Price Guide £525,000



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

This four-bedroom family home has been extended and updated to create a practical, well-presented living space. At the centre is a modern refitted kitchen and dining area, supported by a utility room. The living room, with its wood-burning stove, offers a comfortable place to relax, while a separate study provides useful flexibility on the ground floor.

Upstairs, there are four good-sized bedrooms, including a main bedroom with en-suite, and a contemporary family shower room. Outside, the rear garden has been landscaped for easy maintenance and outdoor dining, while the front of the property features a block-paved driveway with parking for two vehicles. The house is within easy reach of the village centre, giving access to local shops, amenities, and well-regarded schools.



KITCHEN 13'6" x 12'3" (4.12 x 3.74)

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

UTILITY ROOM 9'0" x 4'5" (2.75 x 1.37)

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

STUDY 6'5" x 4'1" (1.97 x 1.26)

FIRST FLOOR

PRINCIPAL BEDROOM 13'8" x 10'3" (4.19 x 3.13)

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

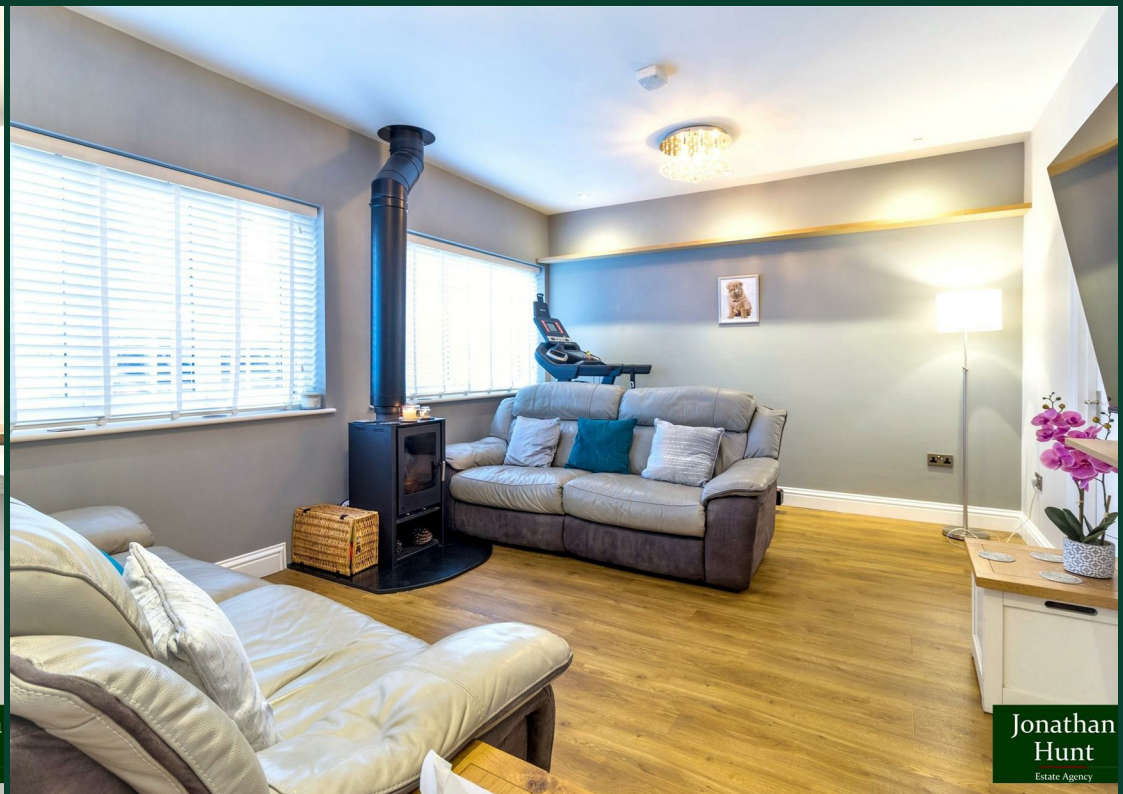
SHOWER ROOM 6'1" x 5'5" (1.87 x 1.67)

REAR GARDEN





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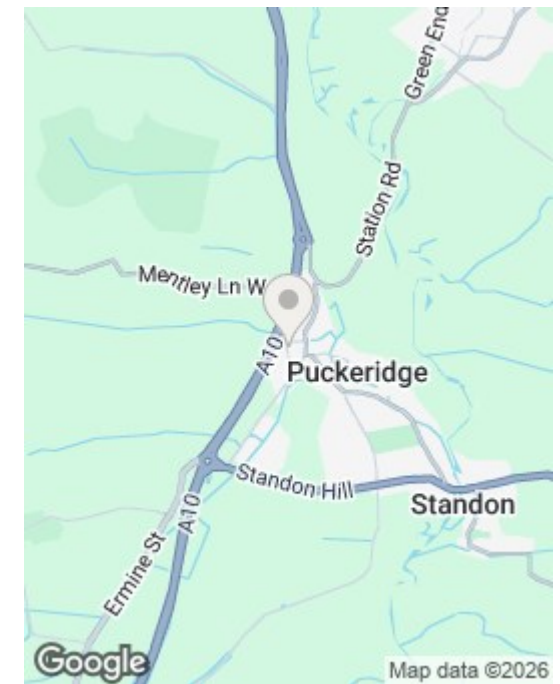
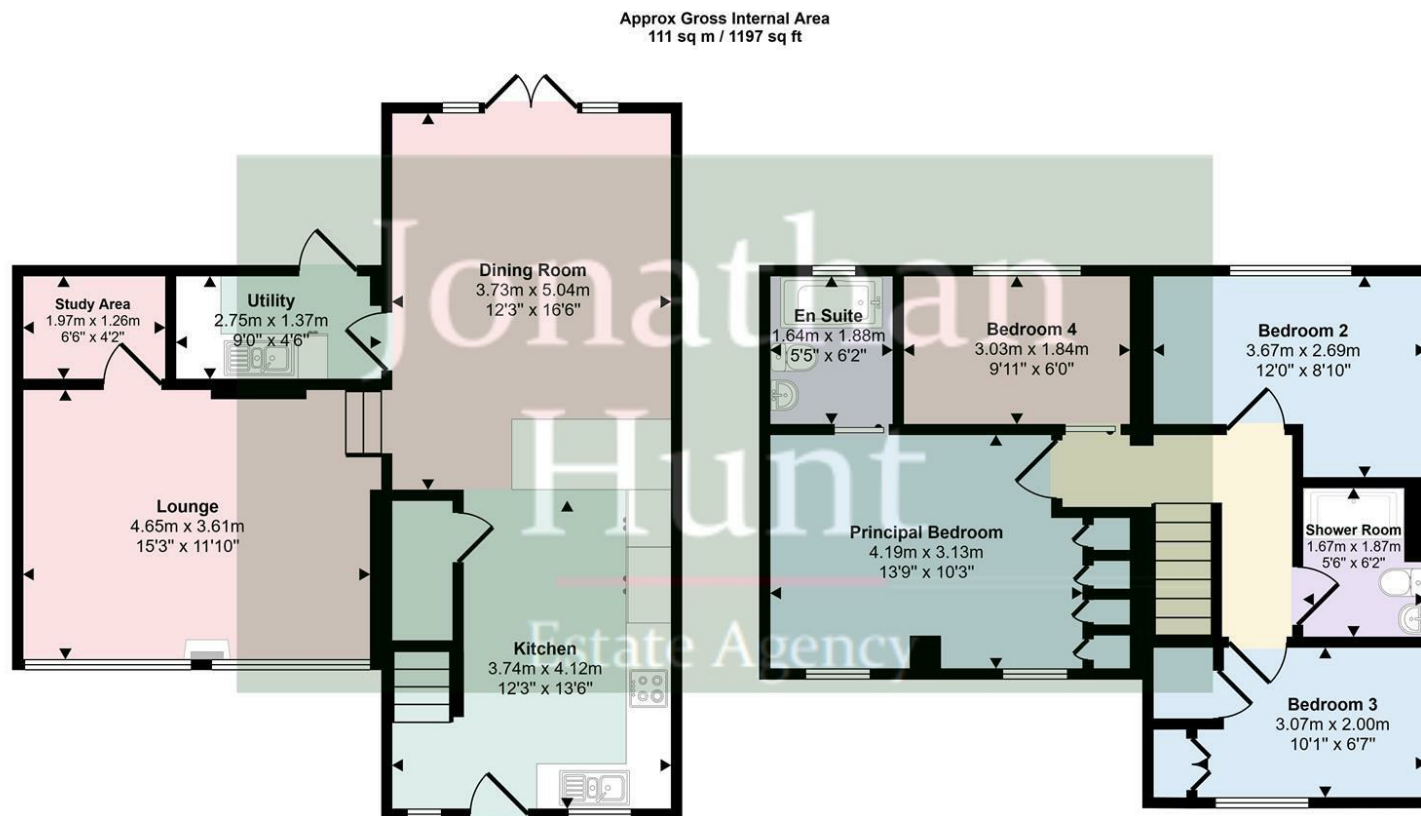


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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC