



KI Keith Ian

Station Road, Puckeridge, SG11 1TF
£320,000

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Keith Ian are pleased to offer for sale this 1/2 bedroom bungalow in the delightful village of Puckeridge. The property was originally built as a 2 bedroom however has been converted to a 1 bedroom, this can be easily converted back. The property also has great scope for extension STPP and also potential for a driveway for 2/3 vehicles again STPP. The property benefits from a recently re-fitted shower room and a white gloss kitchen. To the rear there is a lovely garden with both rear and side access and a garage en-bloc at the rear of the property.

Puckeridge is located 30 miles North of Central London and within easy reach of the capital and other large towns via its many road links such as the A10 and A414.

The village offers a selection of pubs, a convenience store, tea room and pharmacy whilst the local Standon High Street offers a bakers, butchers and post office.

The nearest mainline station is located in Ware which is 7 miles from the property and offers services into Liverpool Street in around 40 minutes. Other services are available from Broxbourne providing access to Stansted and Cambridge and services from Tottenham Hale across London.

ENTRANCE HALLWAY

LOUNGE

16'10 x 11'9 (5.13m x 3.58m)

KITCHEN

10'9 x 7 (3.28m x 2.13m)

BEDROOM

13'6 x 9'6 (4.11m x 2.90m)

SHOWER ROOM

GARDEN

GARAGE EN-BLOC

WHAT3WORDS

///interrupt.gagging.slam

COUNCIL TAX

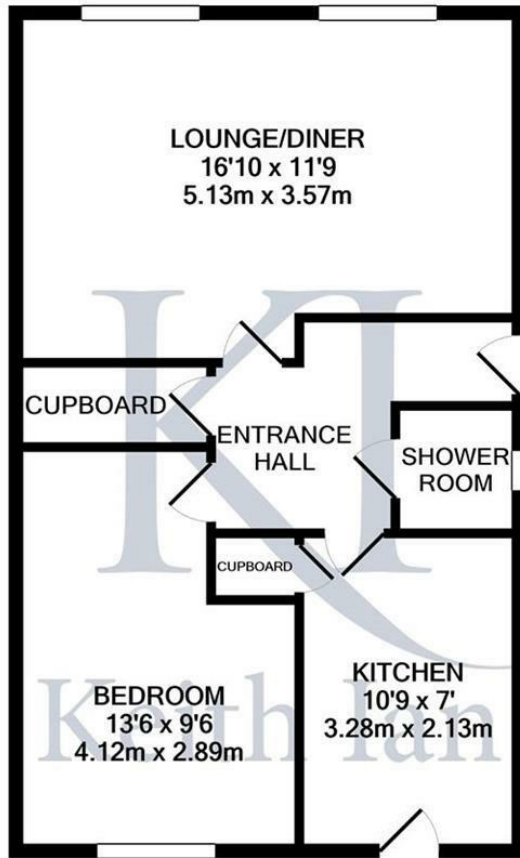
Band C

£1786.07 2021/2022

Please check these figures through your legal representative







TOTAL APPROX. FLOOR AREA 472 SQ.FT. (43.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been check.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

T: 01920 463131
ware@keithian.com
www.keithian.com



Offices at Cheshunt Ware and Buntingford
Managing Director Ian F. Robertson
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