

- VIRTUAL TOUR AVAILABLE
- Open Plan Kitchen Diner
- Arranged over Three Floors
- Four Bedroom Family Home
- Two Reception Rooms
- Ideal Family Home
- Popular Village of Puckeridge
- En-Suite to Master Bedroom
- Excellent Location

CLEMENTS CLOSE, PUCKERIDGE

4 2 2 **EPC B**

****STAMP DUTY EXEMPT****

Ensum Brown are delighted to offer this four-bedroom family home arranged over three floors set in this popular modern development in the village of Puckeridge which has great links to the A10 providing access to Cambridge, Ware, Hertford and the M25.

GUIDE PRICE
£475,000

Ware
01920 412200

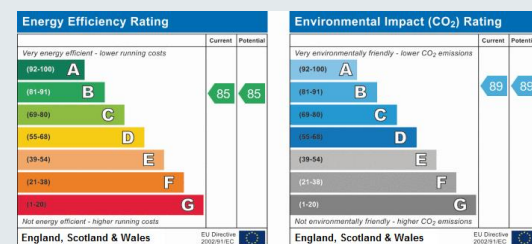
110 High Street, Ware, Hertfordshire, SG12 9AP

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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.



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PROPERTY INSIGHT

As you enter the property you arrive the spacious entrance hallway which gives access to the front reception, WC and kitchen diner. The front reception which be used as an office/5th Bedroom or family room, this room has a double glazed window to front with radiator below and wood effect laminate flooring. The WC is well presented with a low flush wc and pedestal hand wash basin. The kitchen diner is beautifully presented and offers great space with a range of base and wall kitchen units, integrated fridge freezer, part tiled/part laminate flooring, double glazed windows and patio doors to rear, granite worktops and splash backs, electric oven with gas hob and stainless steel extractor fan above. The kitchen diner also gives direct access to the rear garden which is mainly laid to law with a range of tasteful plants and shrubs in the borders.

The first floor is where you will find the main lounge and master bedroom. The lounge faces the front of the property and has two double glazed windows to front aspect both with radiators below and fitted carpets. The master bedroom faces the rear of the property, has two double glazed windows to rear with radiators below, fitted carpets and a spacious en-suite shower room that is full tiled with pedestal hand wash basin, low flush wc and screened walk in shower with wall mounted shower attachment.

Moving up to the top floor there are three bedroom and a main bathroom. Bedroom two faces the front of the property with two double glazed windows to front, fitted carpets and a fitted cupboard, bedrooms three and four both face the rear of the property with double glazed windows, bedroom four has its own fitted wardrobe. The main bathroom hosts a panel bath with wall mounted

shower attachment, low flush wc and pedestal hand wash basin.

All in all this is a great family home with versatile living arrangements located in a really popular village in Hertfordshire! A must see.

LOCATION, PUCKERIDGE/STANDON:

Puckeridge is a popular village situated to the north of Ware and provides a number of family run local amenities together with recreational and schooling facilities which are all a comfortable walking distance. Standon has local amenities including quaint village pubs, a village hall, and a choice of traditional shops. Access to the Rib Valley is close to hand that provides access to a number of footpaths and bridleways. Access to the A120 and the A10 bypass is close to hand which subsequently leads to the neighbouring towns of Bishops Stortford, Ware and Hertford

