

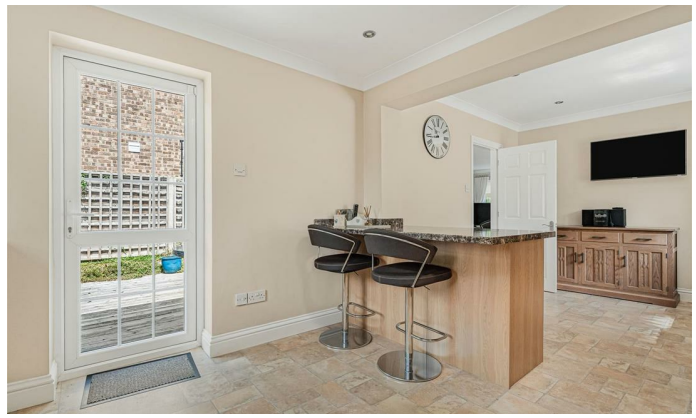
11, Perowne Way, Puckeridge
SG11 1SZ

Price Guide £587,500

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11 Perowne Way, Puckeridge, Herts, SG11 1SZ

****CHAIN FREE**** An immaculately presented and extended four-bedroom detached family home, occupying a peaceful cul-de-sac position within the highly sought-after village of Puckeridge. Offering approximately 1,180 sq ft of well-planned accommodation, the property has been thoughtfully extended to provide spacious and versatile living throughout. The ground floor comprises a welcoming entrance hallway leading to a superb 25ft dual-aspect living/dining room, which in turn opens into the well-appointed kitchen/breakfast room. A useful rear lobby provides access to the ground floor cloakroom and the staircase to the first-floor landing. Upstairs, there are four generously proportioned bedrooms, all served by a stylish, contemporary shower room. Externally, the property benefits from off-street parking for two vehicles, access to the garage, and a private rear garden, predominantly laid to lawn with well-stocked shrub borders, creating an ideal space for outdoor entertaining and family enjoyment. Offered to the market with no onward chain, this excellent family home is ready for immediate occupation.

Perowne Way is a highly regarded residential cul-de-sac situated in the heart of the sought-after village of Puckeridge. The location offers a peaceful setting whilst remaining within easy walking distance of the village's excellent everyday amenities, including a convenience store, GP surgery, pharmacy, traditional pubs, cafés and highly regarded schools. Puckeridge enjoys a strong sense of community and is surrounded by the beautiful Hertfordshire countryside, with numerous walking routes and open green spaces close by. The nearby market town of Ware provides a wider selection of shopping, restaurants and leisure facilities, together with a mainline railway station offering regular services into London Liverpool Street. Excellent road connections via the A10 provide convenient access to Hertford, Cambridge and the M25, making the area an ideal choice for both families and commuters.



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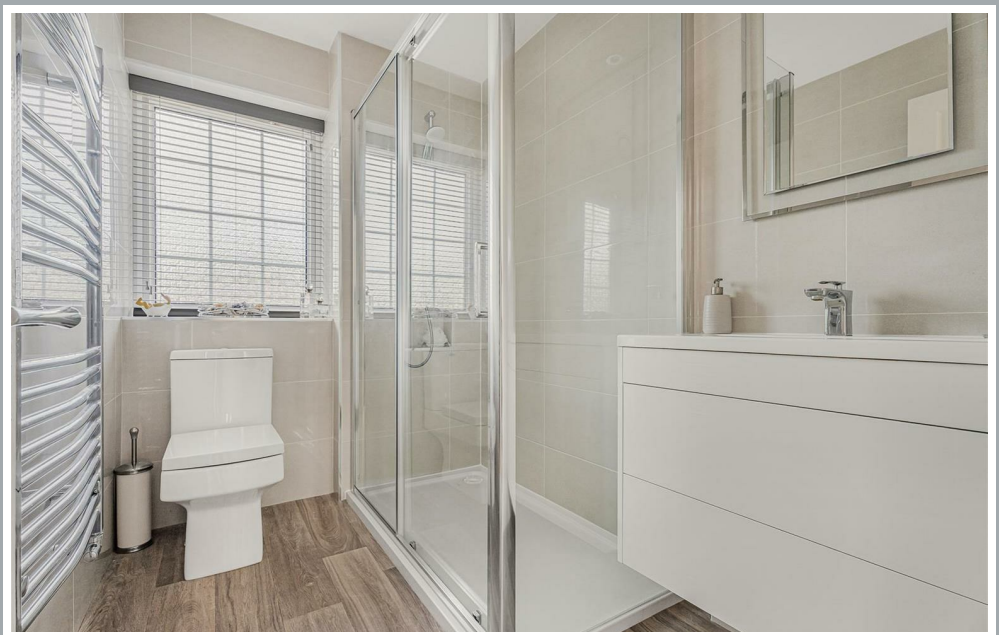








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Approximate Gross Internal Area 1180 sq ft - 109 sq m
(Excluding Garage)

Ground Floor Area 626 sq ft – 58 sq m
First Floor Area 554 sq ft – 51 sq m
Garage Area 148 sq ft – 14 sq m

N



Ground Floor First Floor

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Steven Oates

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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