



P U T T E R I L L S

est. 1992

14 Home Farm Court
Putteridge Park LU2 8NN
Guide price £425,000

A stunning three bedroom character home which is located in an exclusive private development in the beautiful grounds of Putteridge Bury country estate and overlooking delightful countryside.

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The property is spacious throughout and has character features including a feature fireplace, high ceilings and exposed beams. The accommodation includes, a sitting room, separate dining room, fitted kitchen, family bathroom and three good sized bedrooms with an en-suite to the large master bedroom. There is a private rear garden, plus two allocated parking bays. Putteridge Bury is just a short drive from the nearby towns of Hitchin (just over 5 miles) and Luton (3.8 miles), which provide a comprehensive range of shopping and leisure facilities together with fast mainline services to London. Whilst the postcode is LU, the property is located in Hertfordshire, giving access to the Hitchin schools.

ACCOMMODATION

GROUND FLOOR

Front door to:

ENTRANCE HALL

LIVING ROOM 17'4" x 11'10" (5.28m x 3.61m)

Feature fireplace.

DINING ROOM 12'6" x 9'4" (3.81m x 2.84m)

KITCHEN 9'10" x 9' (3.00m x 2.74m)

Range of wall and base mounted unit. Built in double oven with electric hob and extractor over. Integrated dishwasher.

FIRST FLOOR

BEDROOM TWO 11'11" x 8'11" (3.63m x 2.72m)

BEDROOM THREE 8'5" x 7'11" (2.57m x 2.41m)

FAMILY BATHROOM

STUDY AREA 6'1 x 4' (1.85m x 1.22m)

SECOND FLOOR

BEDROOM ONE 19'3" x 11'7" (5.87m x 3.53m)

Maximum measurements.

EN-SUITE 7'10" x 7'2" (2.39m x 2.18m)

OUTSIDE

Allocated parking for two cars. Communal store for bicycles, lawn mowers etc.

GARDEN

Mainly laid to lawn.

TENURE

We are advised by our client that this property is: FREEHOLD
Maintenance Charge for surrounding communal grounds: £400 PA
This information should be clarified by your legal representative.

EPC

EER: E

FLOORPLAN DISCLAIMER

These floor plans are provided for guidance only. They are not to scale and must not form any part of a legal contract or be reproduced without the written consent of a Director of Putterills of Hertfordshire Ltd.

VIEWING INFORMATION

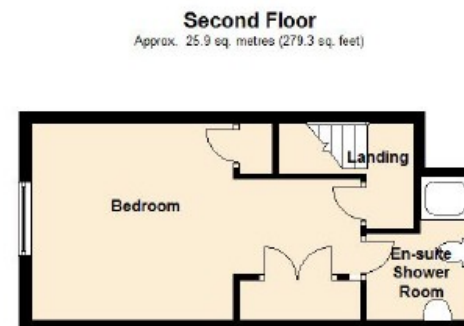
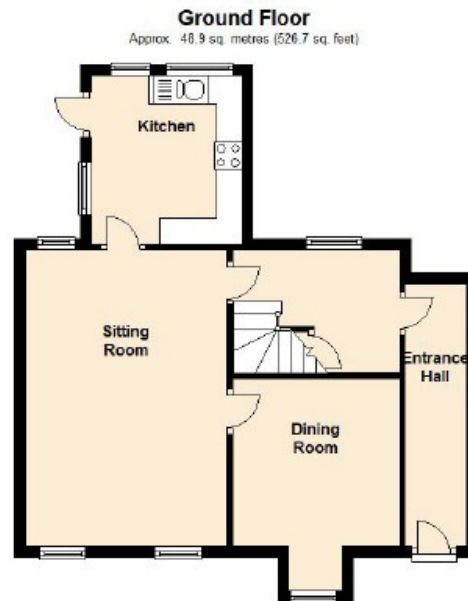
By appointment only through Putterills of Hertfordshire, through whom all negotiations should be conducted.

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.







Total area: approx. 114.7 sq. metres (1234.6 sq. feet)