



**Einkorn Drive  
Puckeridge  
Ware  
Hertfordshire  
SG11 1EY**

**Offers In Excess Of £709,000**

**bettermove**

# Einkorn Drive Ware

Bettermove are proud to present this 4 bedroom detached house in Puckeridge.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway and garage.

The council tax band is G.

The interior of this beautifully presented property comprises a spacious bedroom, en-suite, utility room and gym on the ground floor. The first floor consists of 1 bedroom, 1 bathroom, spacious kitchen, living room and dining room. The second floor holds the principal bedroom with dressing room and en-suite, the family bathroom and the 4th bedroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Puckeridge, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A10, A120 and local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

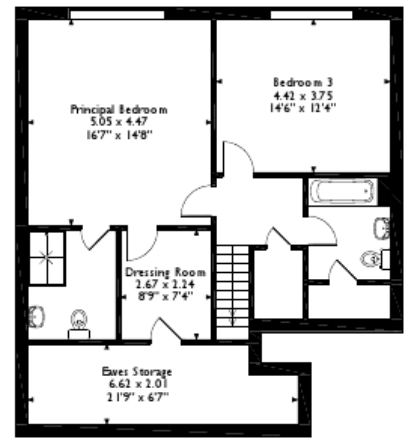
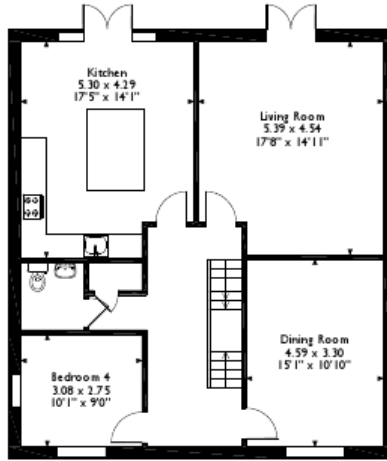
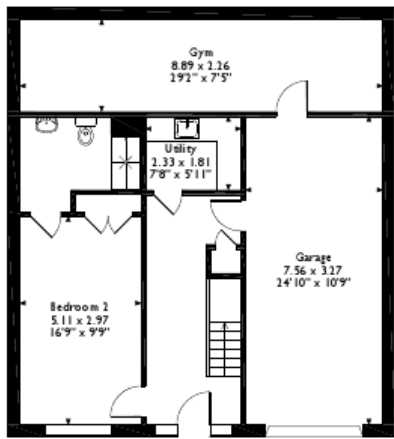
The exclusivity fee is returned to you upon successful completion of the property.





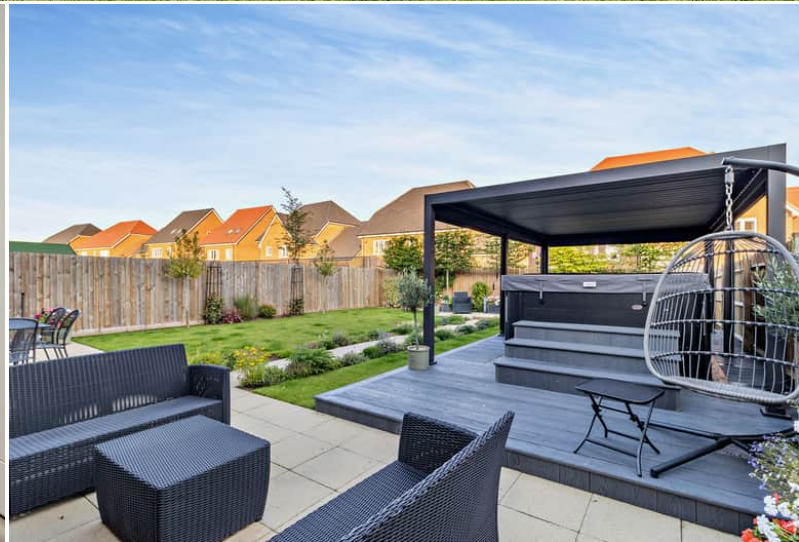
Einkorn Drive, Puckeridge, Ware, Hertfordshire  
 Approximate Gross Internal Area  
 Main House = 244 Sq M/2626 Sq Ft

Total = 247 Sq M/2658 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	85	90
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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