

Guide Price: £900,000

Freehold

EPC: C

PROPERTY SUMMARY

This 17th-century barn conversion in Putteridge Park offers a unique blend of historical charm and modern living. Spanning 1,805 sq. ft. over two floors, the spacious home features a well-designed kitchen, utility room, cloakroom, and four double bedrooms, including a master with an en suite shower room.

Set on 0.75 acres, the property boasts beautiful woodland once part of Putteridge Bury's formal gardens. With off-street parking for two cars and situated in a quiet, communal courtyard of 15 homes, this property offers privacy and a strong sense of community. The location, near Putteridge Bury Park, offers tranquil surroundings with access to nearby amenities and excellent schools.





2



2















































Home Farm Court, Putteridge Park, Approximate Area = 167.68 sq m / 1805 sq ft (Excluding Garage) Garage Area = 16.63 sq m / 179 sq ft Ground Floor First Floor Kitchen/ Dining Bedroom Bedroom Bedroom 4.34 x 3.21 Room 4.75 x 4.38 4.35 x 2.74 14'3 x 10'6 8.41 x 3.65 15'7 x 14'4 14'3 x 9'0 27'7 x 12'0 Reception Room 5.88×5.76 Hall 19'3 x 18'11 Utility Entrance Bedroom Hall 4.35 x 3.03 14'3 x 9'11 WC (Not shown in actual location / orientation Garage 5.89 x 2.82 19'4 x 9'3 Illustration For Identification Purposes Only All measurements and areas are approximate, not to scale. © Orange Tree Photography

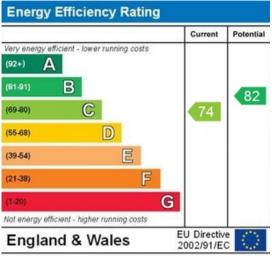
LOCAL AUTHORITY North Hertfordshire

TENURE Freehold

COUNCIL TAX BAND: G

VIEWINGS

By prior appointment only



WWW.EPC4U.COM

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been

taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS
Putterills Hitchin
60 Hermitage Road
Hitchin
SG5 1DB

CONTACT DETAILS

01462 632222 hitchin@putterills.co.uk www.putterills.co.uk