



P U T T E R I L L S

— est. 1992 —

Winding Shott, Bramfield, SG14 2QP  
Guide Price £725,000



## PROPERTY SUMMARY

Tucked away in the popular village of Bramfield, this delightful three-bedroom semi-detached property offers the perfect mix of countryside charm and modern living. Thoughtfully extended on the ground floor, it provides a spacious and flexible layout ideal for growing families or those who enjoy entertaining.

Inside, the home features two welcoming reception rooms, a well-equipped kitchen, and a contemporary downstairs shower room. The extension has been seamlessly integrated, enhancing both the space and flow of the living areas.

One of the home's standout features is its beautifully maintained rear garden — a peaceful, private haven perfect for relaxing or hosting guests. This is a rare opportunity to enjoy village life with excellent access to the surrounding countryside.

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PUTTERILLS  
— est. 1992 —

















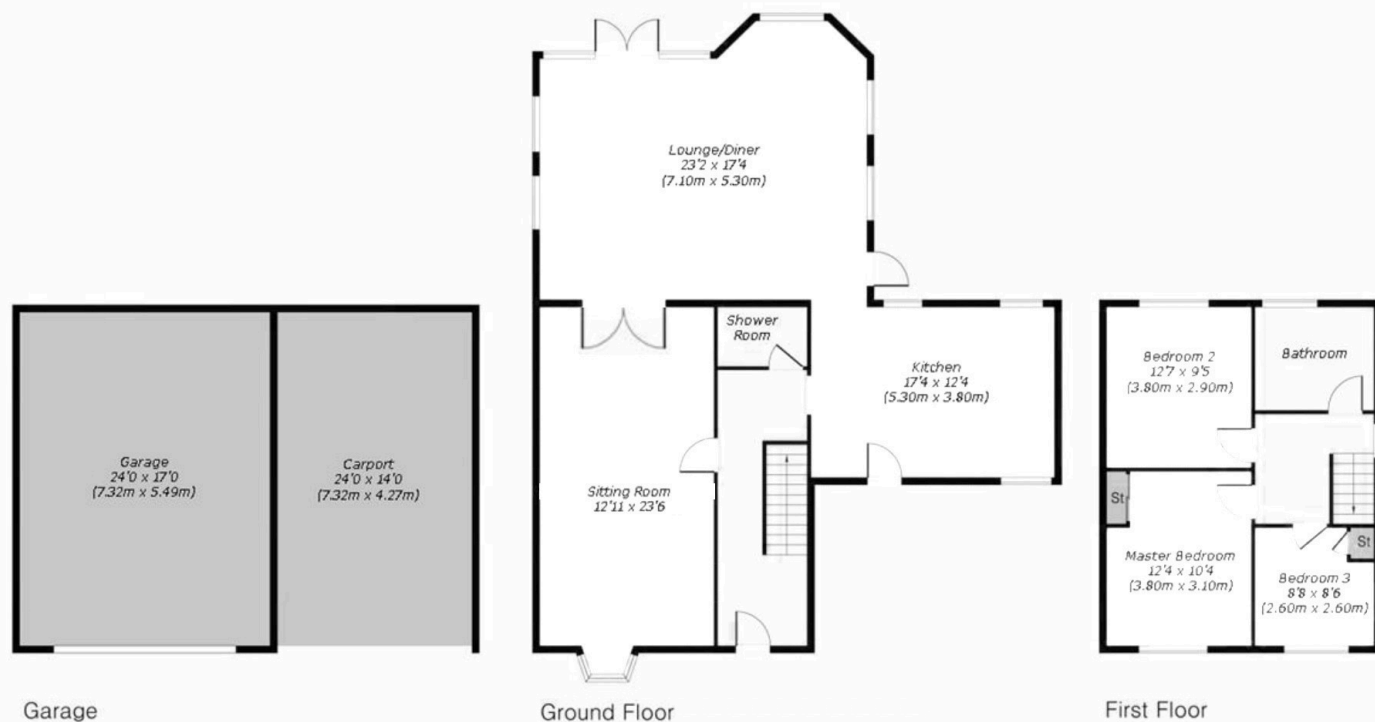








Approximate Gross Internal Area - 2039 sq ft - 189 sq m  
 Ground Floor Area - 1137 sq ft - 106 sq m  
 First Floor Area - 470 sq ft - 44 sq m  
 Garage Area - 433 sq ft - 40 sq m



LOCAL AUTHORITY  
 East Hertfordshire

TENURE Freehold

COUNCIL TAX BAND  
 D

VIEWINGS  
 By prior appointment only

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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