



**Elliot Heath**  
ESTATE AGENTS

**Moonraker Hadham Road, Standon**  
Guide Price **£850,000**

# Moonraker Hadham Road

Standon, Ware

Superb 4 bed detached bungalow in a delightful village with versatile accommodation, set in 0.75 acres. Potential for alteration and enlargement. Close to amenities, schools, and transport links. Call 01920 293333 to arrange viewing.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



Moonraker,  
Hadham Road, SG11

Approximate Area = 148.36 sq m / 1597 sq ft  
(Excluding Shed)

Approximate Shed Area = 15.61 sq m / 168 sq ft

Key :  
CH - Ceiling Height

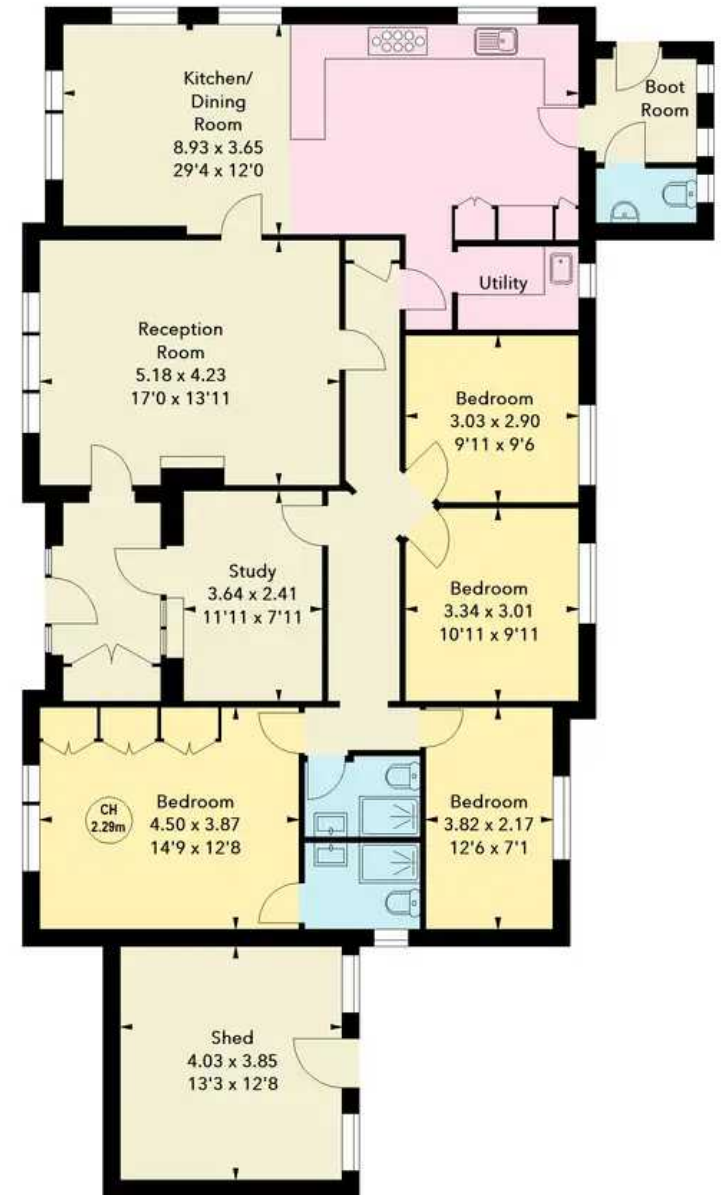
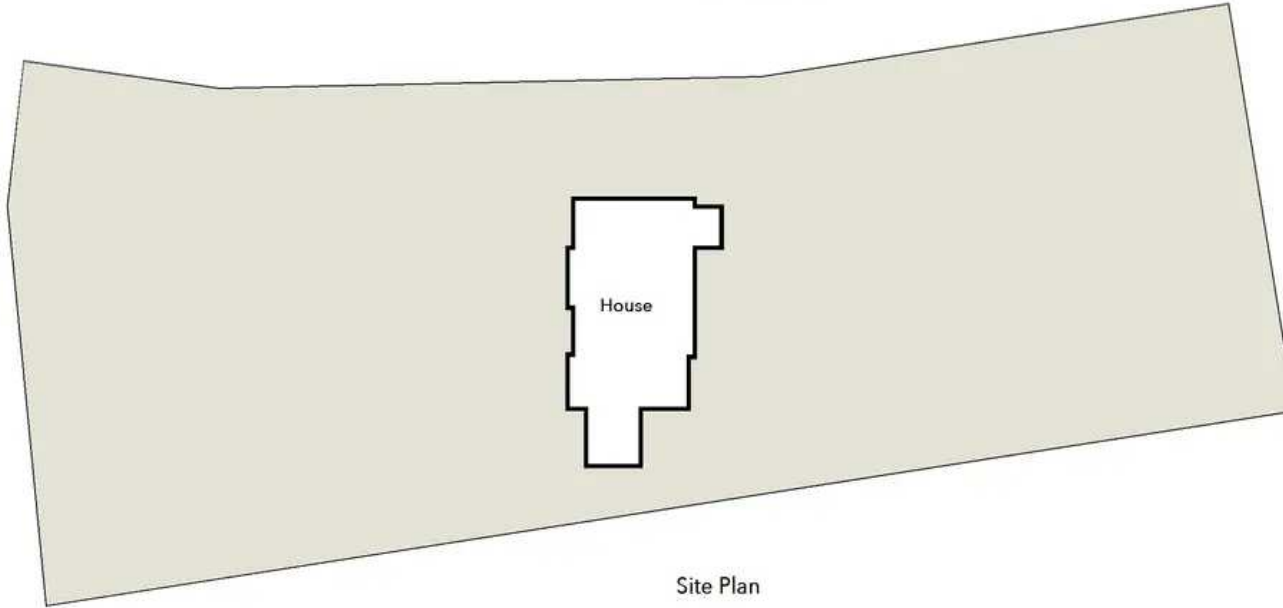


Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.

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### Entrance Lobby

With double glazed windows to front aspect and double glazed window into the study, wood flooring, radiator, built in storage cupboard, doors to:

### Study

11' 11" x 7' 11" (3.63m x 2.41m)

Door to inner hallway, radiator, wood flooring.

### Reception Room

17' 0" x 13' 11" (5.18m x 4.24m)

With double glazed window to front aspect with fitted shutters, vertical radiator, wood flooring, feature fireplace with wood burning stove, door to inner hallway and door to:

### Kitchen/Dining Room

29' 4" x 12' 0" (8.94m x 3.66m)

### Dining Room

Dual aspect with double glazed windows to rear and side aspect, tiled flooring, two radiators, open to:

### Kitchen

With double glazed window to side aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a Butler style sink and drainer unit, space for a range style cooker with extractor over, space for American style fridge/freezer, integrated appliances, tiled splash back areas, tiled flooring, open to the utility, door to:

### Boot Room

With double glazed windows to rear aspect and door to outside, fitted shelving with appliance space, tiled flooring, radiator, door to:

### Downstairs WC

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising dual flush wc, wash hand basin, tiled splash back areas, tiled floor, radiator.



### **Utility**

With double glazed window to rear aspect. Fitted with a range of wall and base storage units with work surfaces incorporating a sink and drainer unit, appliance space, tiled flooring, radiator, door to:

### **Inner Hallway**

With built in storage cupboard, radiator and doors to:

### **Bedroom One**

14' 9" x 12' 8" (4.50m x 3.86m)

With double glazed window to front aspect with fitted shutters, radiator, fitted wardrobe cupboards, door to:

### **En Suite Shower Room**

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising shower cubicle, concealed cistern wc, vanity unit with inset wash hand basin, fully tiled, chrome heated towel rail.

### **Bedroom Two**

10' 11" x 9' 11" (3.33m x 3.02m)

With double glazed window to rear aspect, radiator.

### **Bedroom Three**

12' 6" x 7' 1" (3.81m x 2.16m)

With double glazed window to rear aspect, radiator.

### **Bedroom Four**

9' 11" x 9' 6" (3.02m x 2.90m)

With double glazed window to rear aspect, radiator.

### **Shower Room**

Fitted with a suite comprising fully tiled shower cubicle, vanity unit with inset wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, chrome heated towel rail.





## GARDEN

The property sits fairly centrally on its 0.75 acre plot with a generous driveway, mature garden and landscaped terraced frontage with seating area. The rear garden is predominantly laid to lawn with patio seating area to the immediate rear of the property.

## DRIVEWAY

6 Parking Spaces

Generous driveway.







## Elliot Heath Estate Agents

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