



Elliot Heath
ESTATE AGENTS

4 Town Farm Crescent, Standon

Guide Price **£515,000**

4 Town Farm Crescent

Standon, Ware

Well-presented 3-bed semi-detached family home in sought-after Standon village. Large kitchen/dining room, reception room with wood burner, spacious rear garden, driveway, and potential to extend. Close to amenities and schools. Contact 01920 293333 for an appointment.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

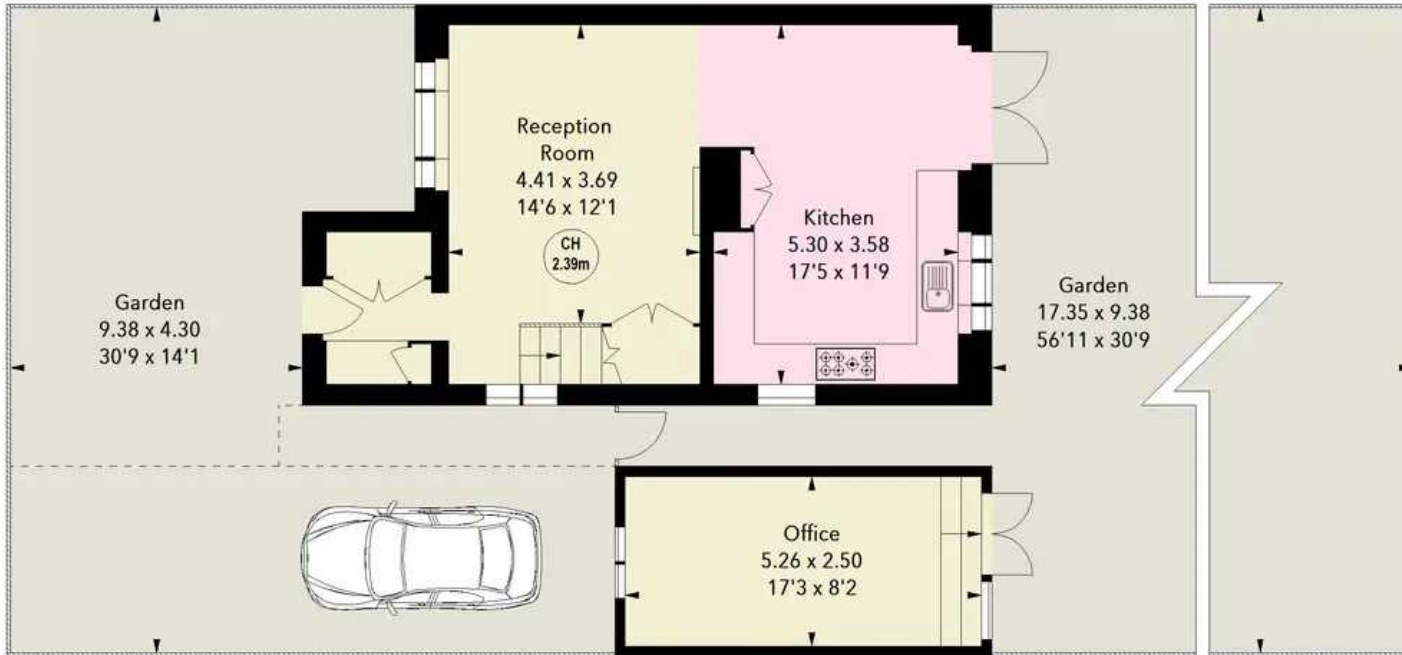
EPC Environmental Impact Rating: D



Town Farm Crescent, SG11

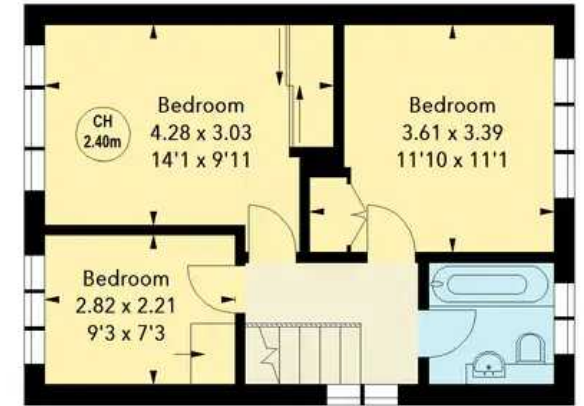
Approximate Area = 97.08 sq m / 1045 sq ft
(Including Office)
Approximate Office Area = 13.10 sq m / 141 sq ft

Key :
CH - Ceiling Height



Ground Floor

Approx. 44.22 sq m / 476 sq ft



First Floor

Approx. 39.76 sq m / 428 sq ft

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

With built in storage cupboards, open to:

Reception Room

14' 6" x 12' 1" (4.42m x 3.68m)

Dual aspect with double glazed windows to front and side aspect, stairs rising to first floor landing, wood flooring, radiator, feature fireplace with inset wood burner, integrated storage, open to:

Kitchen

17' 5" x 11' 9" (5.31m x 3.58m)

With double glazed windows to side and rear aspect together with double doors opening onto the rear garden. Fitted with a range of wall and base storage units with wood work surfaces over incorporating a sink and drainer unit, space for range style cooker with extractor over, integrated dishwasher, space for fridge/freezer and washing machine, radiator.

First Floor Landing

With double glazed window to side aspect, doors to:

Bedroom One

14' 1" x 9' 11" (4.29m x 3.02m)

With double glazed window to front aspect, radiator, built in wardrobe cupboards with sliding mirrored doors, wood flooring.

Bedroom Two

11' 10" x 11' 1" (3.61m x 3.38m)

With double glazed window to rear aspect, radiator, built in storage cupboard, wood flooring.

Bedroom Three

9' 3" x 7' 3" (2.82m x 2.21m)

With double glazed window to front aspect, radiator, wood flooring.



Bathroom

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over, vanity unit with inset wash hand basin, concealed cistern wc, tiled splash back areas, tiled flooring, radiator.

Detached Office

17' 3" x 8' 2" (5.26m x 2.49m)

Dual aspect with window to front aspect and door an window giving access to the rear garden, light and power connected, wood effect flooring.





FRONT GARDEN

The property enjoys a pleasant frontage laid to lawn with steps leading up to the front door with borders of plants and shrubs.

REAR GARDEN

56' 11" x 30' 9" (17.35m x 9.37m)

The landscaped rear garden is an excellent size, fully enclosed by fencing mainly laid to lawn with a paved patio area spanning the width of the house, there are borders and beds full of plants, shrubs and flowers, and access to the home office. There is also side access from the front of the property.

DRIVEWAY

2 Parking Spaces

Driveway providing parking for several vehicles.







Elliot Heath Estate Agents

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