



Elliot Heath
ESTATE AGENTS

7 Hammarsfield Close, Standon
Guide Price £695,000

7 Hammarsfield Close

Standon, Ware

Rare opportunity to acquire a 4-bed semi detached house in Standon. Gated development of 13 properties. Open plan kitchen/living/dining room. En suite shower room. Private garden, driveway, and garage. Close to local amenities and schools. Call 01920 293333 to view.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

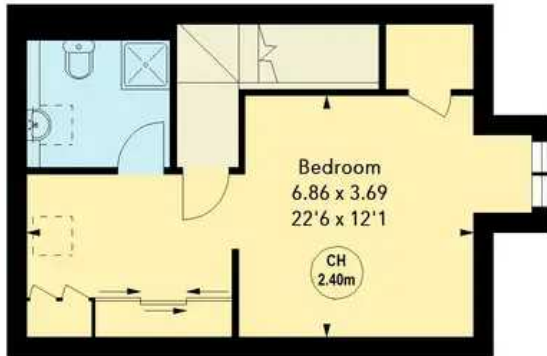


Hammarsfield Close, SG11

Approximate Area = 158.02 sq m / 1701 sq ft
(Including Garage)
Garage = 18.02 sq m / 194 sq ft

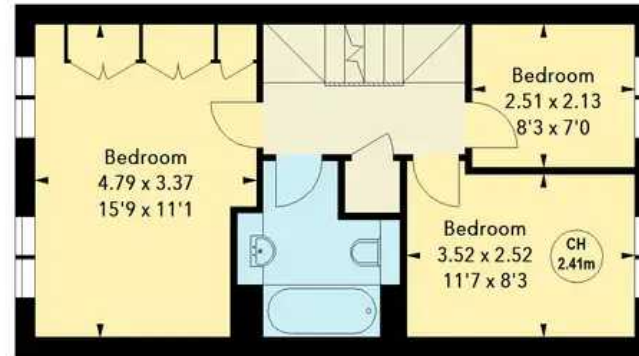


Key :
CH - Ceiling Height



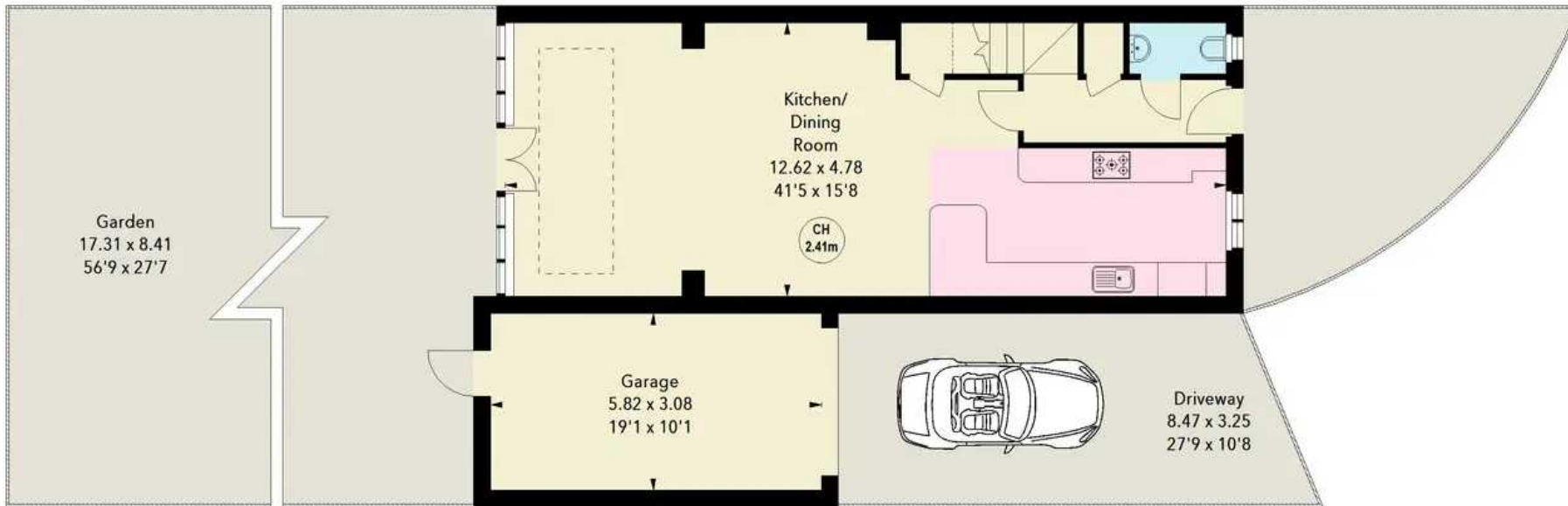
Second Floor

Approx. 34.00 sq m / 366 sq ft



First Floor

Approx. 44.13 sq m / 475 sq ft



Ground Floor

Approx. 79.89 sq m / 860 sq ft

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

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Entrance Hall

With stairs rising to first floor landing, wood flooring, built in storage cupboard, radiator, doors to:

Downstairs WC

With double glazed window with obscure glass to front aspect. Fitted with a suite comprising dual flush wc, wall hung wc, tiled splash back areas, tiled flooring, radiator.

Kitchen/Dining Room

41' 5" x 15' 8" (12.62m x 4.78m)

Kitchen

With double glazed window to front aspect.

Comprehensively recently re-fitted with a range of wall and base storage units with solid oak work surfaces over incorporating a sink and drainer unit, built in double oven with gas hob and extractor over, built in microwave, space for American style fridge/freezer, integrated appliances, breakfast bar, tiling to one wall, glass splash back areas, tiled flooring with underfloor heating, open to:

Living/Dining Room

With double glazed windows and double doors opening onto the rear garden together with three remote operated Velux windows including remoted operated blinds, three radiators, wood flooring.

First Floor Landing

With stairs rising to second floor landing, built in storage cupboard, radiator, doors to:

Bedroom Two

15' 9" x 11' 1" (4.80m x 3.38m)

With double glazed window to rear aspect, radiator, built in wardrobe cupboards.

Bedroom Three

11' 7" x 8' 3" (3.53m x 2.51m)

With double glazed window to front aspect, radiator.



Bedroom Four

8' 3" x 7' 0" (2.51m x 2.13m)

With double glazed window to front aspect, radiator.

Bathroom

Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, concealed cistern wc, vanity unit with inset wash hand basin, fully tiled, heated towel rail.

Second Floor Landing

With door to:

Bedroom One

22' 6" x 12' 1" (6.86m x 3.68m)

With double glazed box bay window to front aspect with window seat and cupboards below, radiator, built in storage cupboard, hatch access to loft storage, open to:

Dressing Area

With Velux window to rear aspect, fitted with a range of wardrobe cupboards, door to:

En Suite Shower Room

With Velux window to rear aspect. Fitted with a suite comprising fully tiled shower cubicle, dual flush wc, vanity unit with inset wash hand basin, tiled splash back areas, tiled flooring, heated towel rail.





REAR GARDEN

The rear garden is predominately laid to lawn with a generous patio seating area with mature trees and shrubs providing a good degree of privacy.

GARAGE

Double Garage

As previously mentioned the property is located in a gated development with pretty front garden, driveway and garage.







Elliot Heath Estate Agents

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