



Elliot Heath
ESTATE AGENTS

Standeue Hadham Road, Standon

In Excess of £800,000

Standeue Hadham Road

Standon, Ware

Impressive 4-bed detached home in sought-after village with high street shops. Fitted kitchen/breakfast room, 2 reception rooms, en suite, gas central heating, underfloor heating, detached garage, ample parking, and close to amenities.

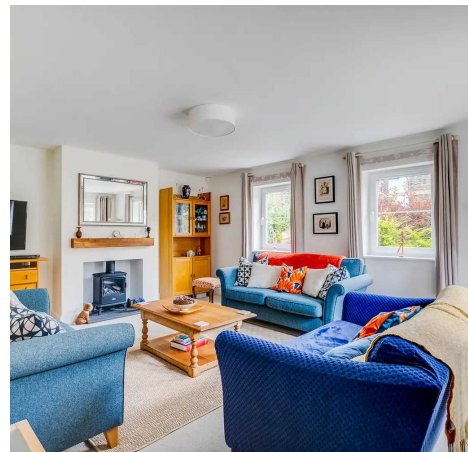
Viewing appointments: 01920 293333.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

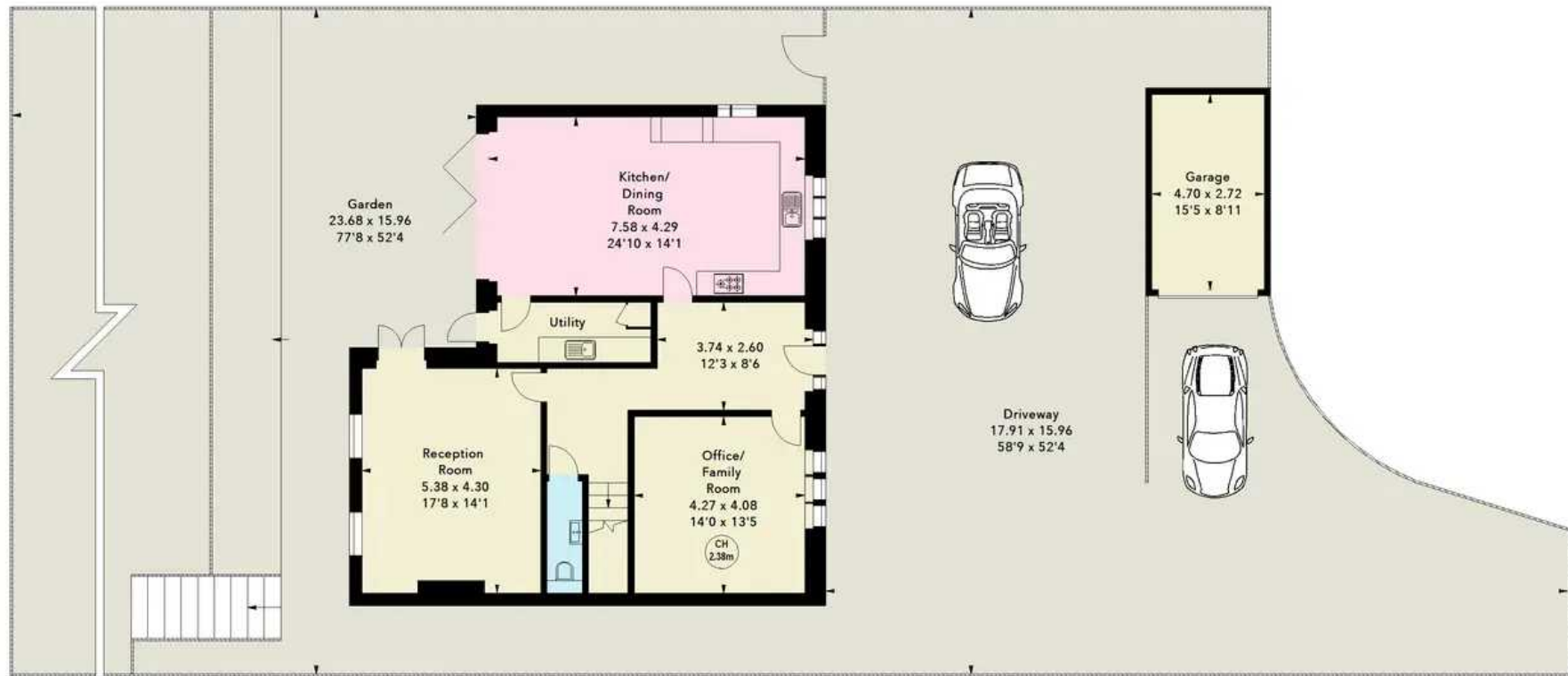


Standeue,
 Hadham Road, SG11
 Approximate Area = 198.99 sq m / 2142 sq ft
 (Including Garage)
 Approximate Garage Area = 12.63 sq m / 136 sq ft



First Floor
 Approx. 82.59 sq m / 889 sq ft

Key :
 CH - Ceiling Height



Ground Floor
 Approx. 103.68 sq m / 1116 sq ft

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

Generous Reception Hall

12' 3" x 8' 6" (3.73m x 2.59m)

With double glazed windows to front aspect, ceramic tiled flooring, stairs rising to first floor landing, doors to:

Downstairs WC

Fitted with a suite comprising vanity unit with inset wash hand basin, concealed cistern wc, chrome heated towel rail, ceramic tiled flooring.

Office/Family Room

14' 0" x 13' 5" (4.27m x 4.09m)

With double glazed window to front aspect, fitted shelving and cupboards to one wall.

Reception Room

17' 8" x 14' 1" (5.38m x 4.29m)

With double glazed windows and double doors on to the rear garden, fireplace with wood burning stove style electric fire.

Kitchen/Dining Room

24' 10" x 14' 1" (7.57m x 4.29m)

Triple aspect with double glazed windows to front and side aspect and bi fold doors opening on to the rear garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, space for range style cooker, space for American fridge/freezer, integrated dishwasher and wine fridge, ceramic tiled flooring, door to:

Utility

With door to the garden. Fitted with a range of storage units with work surfaces over incorporating a sink and drainer unit, appliance space.

First Floor Landing

With loft access and doors to:



Bedroom One

15' 9" x 12' 9" (4.80m x 3.89m)

With double glazed window to rear aspect with fitted shutters, built in wardrobe cupboards, door to:

En Suite Shower Room

With double glazed window to front aspect with fitted shutters. Fitted with a suite comprising walk in shower cubicle, vanity unit with inset wash hand basin, dual flush wc, heated towel rail, fully tiled.

Bedroom Two

13' 5" x 11' 9" (4.09m x 3.58m)

With double glazed window to front aspect with fitted shutters, fitted wardrobe cupboard with sliding doors.

Bedroom Three

14' 1" x 8' 10" (4.29m x 2.69m)

With double glazed window to rear aspect.

Bedroom Four

14' 0" x 8' 8" (4.27m x 2.64m)

With double glazed window to rear aspect.

Bathroom

With double glazed window to front aspect with fitted shutters. Fitted with a suite comprising freestanding bath, separate shower cubicle, vanity unit with inset wash hand basin, dual flush wc, chrome heated towel rail, tiled splash back areas, tiled flooring.





REAR GARDEN

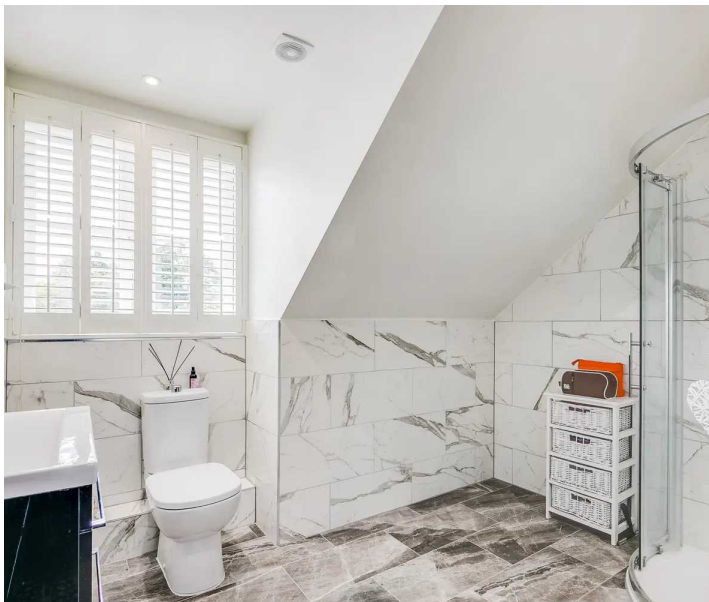
77' 8" x 52' 4" (23.67m x 15.95m)

The rear garden is heavily stocked with a large range of plants and shrubs, large patio seating area to the immediate rear of the property with steps up to the lawn with further seating and timber garden shed.

GARAGE

4 Parking Spaces

To the front the property benefits from a detached garage and large block paved drive providing ample parking.







Elliot Heath Estate Agents

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