



Elliot Heath
ESTATE AGENTS

22 Town Farm Crescent, Standon
Guide Price **£650,000**

22 Town Farm Crescent

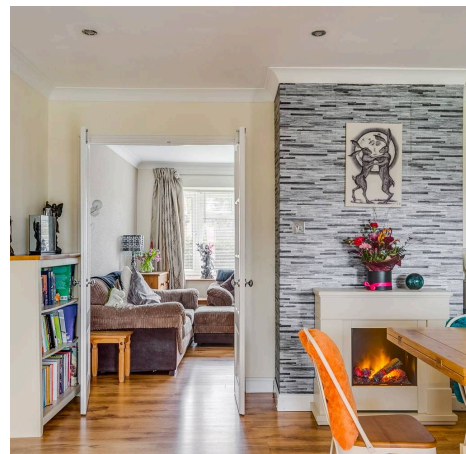
Standon, Ware

Extended 4-bed home in Standon with countryside views, kitchen/breakfast room, two reception rooms, en suite, shower room, driveway, garage, solar panels, potential for loft conversion. Chain-free. Council Tax band: E

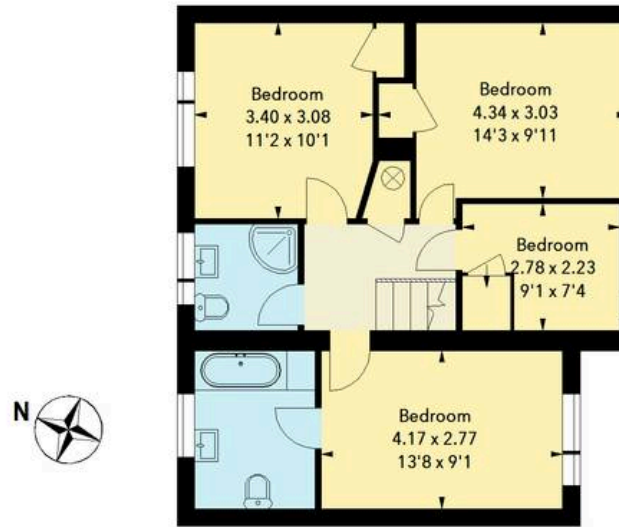
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

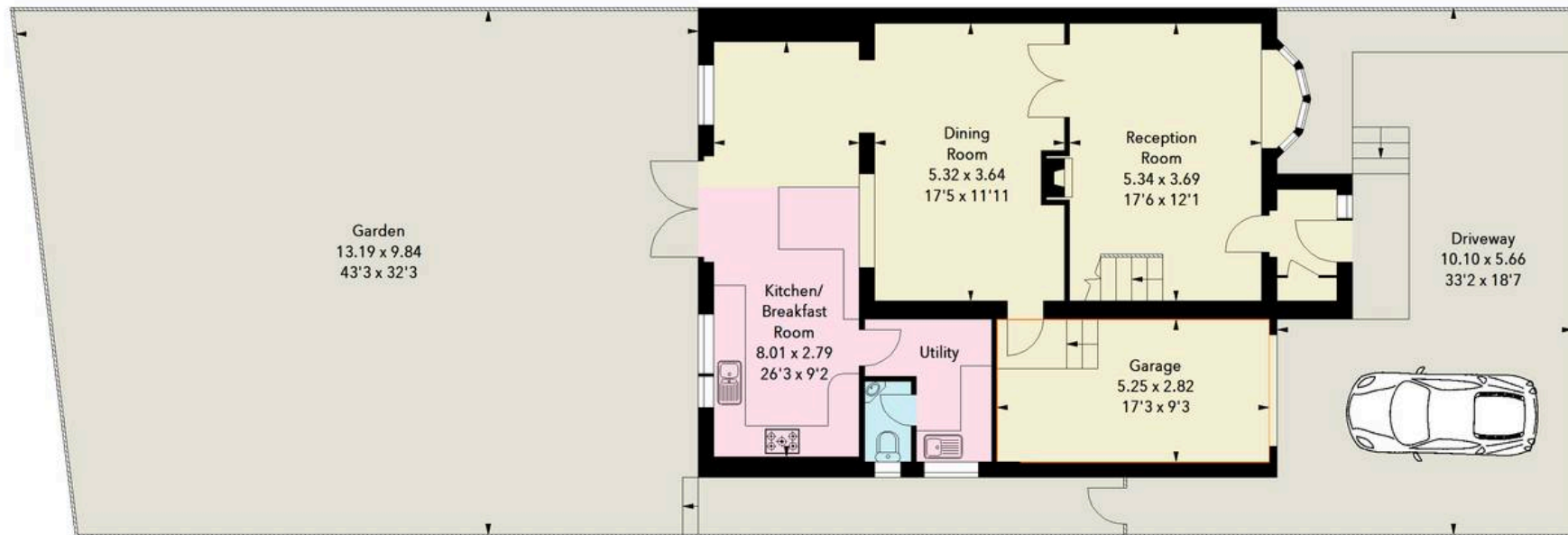


Town Farm Crescent, SG11
Approximate Area = 151.61 sq m / 1632 sq ft
(Including Garage)
Approximate Garage Area = 14.40 sq m / 155 sq ft



First Floor

Approx. 59.92 sq m / 645 sq ft



Ground Floor

Approx. 91.69 sq m / 987 sq ft

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

© Orange Tree Photography

Entrance Porch

With double glazed window to front aspect, large built in storage cupboard, tiled flooring, radiator, door to:

Reception Room

17' 6" x 12' 1" (5.33m x 3.68m)

With double glazed bay window to front aspect, stairs rising to first floor landing, wood effect flooring, radiator, fireplace with recently installed log burning stove, glazed double doors opening to:

Dining Room

17' 5" x 11' 11" (5.30m x 3.63m)

With wood effect flooring, spotlights, radiator, opening to kitchen/breakfast room with shelving below, access to the integral garage, open to:

Generous Kitchen/Breakfast Room

26' 3" x 9' 2" (7.99m x 2.79m)

With double glazed windows and double doors overlooking the rear garden. Fitted with a range of wall and base storage units with Quartz work surfaces over incorporating stainless steel one and a half bowl sink a sink and drainer unit, integrated appliances to include dishwasher, fridge and separate freezer, space for an additional low level fridge and Rangemaster-style cooker with extractor over, wood effect flooring with under floor heating, spotlights, door to:

Utility

With obscured double glazed window to the side aspect. Fitted with a range of wall and base storage units with quartz work surfaces over incorporating a sink and drainer unit, washing machine/tumble dryer to remain, grey vinyl effect flooring, spotlights, radiator, door to:



Downstairs WC

With obscured double glazed window to rear aspect. Fitted with a suite comprising corner wash hand basin with chrome mixer tap, low level flush wc, grey wood effect flooring, partly-tiled walls, built-in storage cupboard.

Spacious First Floor Landing

With loft hatch providing access to the boarded loft space housing the gas central heating boiler and also benefitting from potential to convert into an additional bedroom (STPP), spotlights, airing cupboard housing the water tank. Doors to:

Bedroom One

13' 8" x 9' 1" (4.16m x 2.77m)

With double glazed window to the front aspect, radiator, door to:

En Suite Shower Room

With obscured double glazed window to rear aspect. Fitted with a suite comprising dual flush wc, vanity unit with inset wash hand basin, tile enclosed bath with rainfall shower and glass shower screen, spotlights, heated towel rail, vinyl effect flooring, tiled splash back areas.

Bedroom Two

14' 3" x 9' 11" (4.34m x 3.02m)

With double glazed window to front aspect, radiator, built-in single wardrobe.

Bedroom Three

11' 2" x 10' 1" (3.40m x 3.07m)

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

Bedroom Four

9' 1" x 7' 4" (2.77m x 2.23m)

With double glazed window to front aspect, radiator, built-in storage cupboard.



Shower Room

With obscured double glazed window to rear aspect. Fitted with a suite comprising pedestal wash hand basin, dual flush wc, shower cubicle with rainfall shower, tiled splash back areas, chrome heated towel rail, grey vinyl effect flooring, spotlights.

Agents Note

Town Farm Crescent is being offered with vacant possession. The photographs being used were taken before our client moved.





REAR GARDEN

The delightful North-Westerly aspect landscaped rear garden commences with the recently-installed full-width paved patio area, this leads to an area laid to lawn with railway sleepers to the boundaries complemented by a range of mature shrubs and plants. There's also a further patio area seating area at the back of the garden along with a timber storage shed and a side gate provides access to the front of the property.

DRIVEWAY

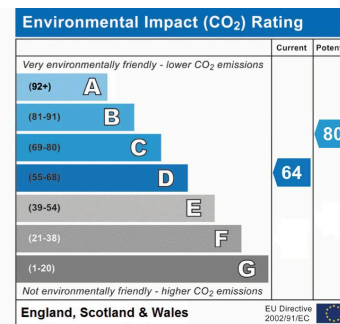
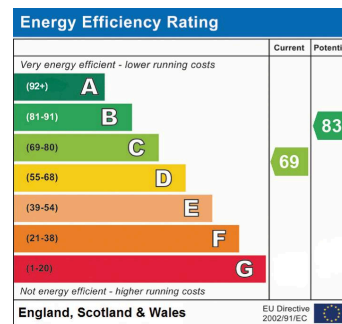
2 Parking Spaces

To the front the property benefits from a block paved driveway providing off street parking for two vehicles, plus a gate which provides side access to the rear of the property.

GARAGE

Single Garage

Integral single garage accessed via an up-and-over door.







Elliot Heath Estate Agents

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