



47 Aston Road, Standon Hertfordshire, SG11 1PY



In need of some refurbishment, a good size semi-detached house with single storey pitched roof extension providing additional ground floor accommodation. A side driveway provides off-street parking facilities and there is scope for remodelling the layout of the property, inside and out, to suit personal preferences.

£375,000



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A side driveway provides off-street parking facilities and there is scope for remodelling the layout of the property, inside and out, to suit personal preferences. Present accommodation comprises: enclosed entrance porch, hallway, downstairs cloakroom, ground floor double bedroom, 19'10 kitchen/diner, study area/snug, lounge, 3 first floor bedrooms and family bathroom.

Outside, there is a side driveway, side garden area and further rear garden section.

ENCLOSED ENTRANCE PORCH 9' 3" x 3' 2" (2.82m x 0.97m)
Front door and glazed inner door. Double glazed windows.

HALLWAY 2 double glazed windows to front. Double glazed door to side garden. Staircase to first floor. Fitted wall storage cupboards. Door to built-in cloaks cupboard.

CLOAKROOM Comprising low level flush WC and wash hand basin. Extractor fan. Radiator.

GROUND FLOOR BEDROOM 4/ PLAYROOM 13' 6" x 9' 1" (4.11m x 2.77m) Double glazed window to rear. Radiator. High vaulted ceiling.

KITCHEN / DINER 19' 10" x 12' 6" > 11'6 (6.05m x 3.81m) in kitchen area Door from hall. Double glazed window to rear. Fitted wall and base units, with work surfaces incorporating one and a half bowl sink unit. Space for range cooker. Space for fridge/freezer. Plumbing and space for slimline dishwasher. 2 radiators. High ceiling in kitchen area with 'Velux' style window. Side door from kitchen area to:

STUDY AREA / SNUG 10' 1" x 8' 10" (3.07m x 2.69m)
Double glazed windows and French doors to rear garden. Radiator. High ceiling with double glazed 'Velux' style window. Opening to:

LOUNGE 15' 7" x 9' 6" + recess (4.75m x 2.9m) Double glazed window to front. Radiator. Part glazed door from hall. Fireplace.

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Viewing Arrangements:

Puckeridge Office

28 High Street, Puckeridge, Hertfordshire, SG11 1RN

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Oliver Minton
ESTATE AGENTS

AGENTS NOTE: (with former gas fired back boiler - no longer usable. The purchase and installation, with any new associated pipework, of a new conventional gas fired boiler will need to be budgeted for).

FIRST FLOOR

LANDING Double glazed window to front. Door to built-in airing cupboard. Access hatch to boarded and carpeted main loft area with pull-down ladder, power and light connected and 'Velux' style double glazed skylight window. Further access hatch to smaller loft storage area with pull-down ladder.

BEDROOM ONE 12' 7" (+ wardrobe recess) x 7' 7" + door recess (3.84m x 2.31m) Double glazed window to rear. Radiator.

BEDROOM TWO 9' 6" x 7' 6" (2.9m x 2.29m) Double glazed window to rear. Radiator. Recessed wardrobe cupboard.

BEDROOM THREE 7' 10" x 6' 5" + door recess (2.39m x 1.96m) Double glazed window to front. Radiator.

BATHROOM Comprising bath with shower attachment, low level flush WC and pedestal hand basin. Double glazed obscure window. Radiator. Part tiled walls.

OUTSIDE

FRONT GARDEN Brick paved area, fencing and gate to front entrance. Fronting towards communal grassed area.

SIDE DRIVEWAY Dropped kerb leads to block paved driveway and grass area, with scope to create additional off road parking or to realign side garden area. Side access gate to:

SIDE COURTYARD/GARDEN AREA Paved patio area. Further enclosed area (where the present owners keep chickens). Open to:

REAR GARDEN Raised lawn area with flower and shrub beds and fish pond. Outside water tap. Timber garden shed with power and light connected. Further storage area and timber garden sheds beyond.

MORTGAGE ADVICE

Through our mortgage broker TOM EDWARDS of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Tom is also independent for all protection needs, allowing him to review your life assurance and critical illness policies to ensure you have the best deal!

He can be contacted at our PUCKERIDGE OFFICE on 01920 822999. Please feel free to call him for any advice or quotations required.

Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616

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GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1163 SQ.FT. (108.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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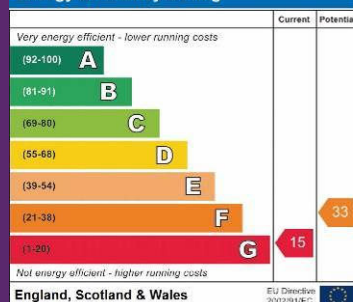
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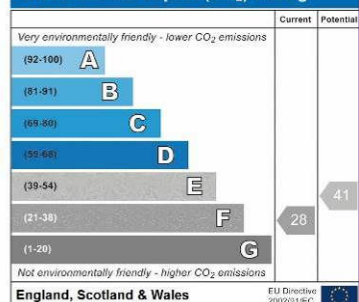
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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