



**** FULL VIRTUAL WALK THROUGH TOUR** CLICK THE VIRTUAL TOUR TAB TO VIEW****

A spacious and immaculately presented detached house situated in the idyllic rural village of Aston. The property sits on a plot of approximately third acre with well tended front and rear gardens. A perfect home for a growing family to spread out and enjoy the accommodation on offer.

The property benefits from a downstairs cloakroom, large modern kitchen/breakfast with some integrated appliances a bright and airy lounge. Family room, utility room, study and a large conservatory. Upstairs four good size bedrooms all with fitted wardrobes. The master bedroom having the benefit of a ensuite and there is a further shower room plus a family bathroom.

Externally a front garden with carriage driveway with parking for up to seven cars and laid to lawn. The rear garden is beautifully landscaped with a large terrace area perfect for entertaining. A double garage with electric doors.

Aston is a small village in East Hertfordshire, about 2/3 miles east of the centre of Stevenage and about 6 miles north of the County town of Hertford. It is a vibrant rural community with three pubs, a farm/butchers shop. St Mary's Church and a well regarded Junior school.



Entrance Porch

Feature porch with double doors leading to the entrance hallway. Two outside lights.

Entrance Hallway

Stairs to the first floor with an understairs storage cupboard. Additional cloaks cupboard with shelving. Recessed downlighters.

Downstairs Cloakroom

Low level WC, wash hand basin with taps with tiled splashbacks and tiled flooring. Double glazed window to the front.

Lounge

28'6" x 14'9" (8.69m x 4.50m)

A bright and airy dual aspect room with large double glazed sliding patio doors leading out to the rear garden with a double glazed bay window to the front and a further double glazed window to the side. Feature brick fireplace with wooden surround housing a multi-fuel log burner. Two radiators, recessed downlighters, TV point.

Family Room

14' x 11'8" (4.27m x 3.56m)

Double glazed patio doors leading out to the rear garden. Radiator, recessed downlighters, coved ceiling.

Utility

13' x 9'3" (3.96m x 2.82m)

Plumbing for washing machine and tumble dryer. Radiator. Double glazed window to the front. Built in storage cupboard. Door to the garage.

Study

10'9" x 9'5" (3.28m x 2.87m)

Double glazed window to the front. Radiator, coved ceiling, recessed downlighters.



Landing

Access to the loft (which the current vendor informs us is boarded) with a light. Airing cupboard and a further cupboard housing the hot water cylinder.

Master Bedroom

21'3" x 11'8" (6.48m x 3.56m)

Two double glazed windows to the rear. Built-in wardrobes. Coved ceiling, recessed downlighters. Door to the ensuite.

Ensuite

A double shower cubicle with a glass door and fitted power shower unit. A double glazed window to the front. Wall mounted low level WC with concealed cistern and a wall mounted bidet with shelf over. Tiling to walls and floor. Coved ceiling, recessed downlighters, chrome heated towel rail. Double glazed frosted window to the front.



Shower Room

A fully tiled fitted white suite with a double shower cubicle with fitted shower unit and glass door. Low level WC, wash hand basin with taps, Recessed downlighters, chrome heated towel rail. Frosted window to the front.

Bedroom Two

14' x 9'10" (4.27m x 3.00m)

Range of fitted wardrobes. Radiator, recessed downlighters. Double glazed window to the front.

Bedroom Three

11'7" x 9'5" (3.53m x 2.87m)

Built-in wardrobes. Radiator, recessed downlighters. Double glazed window to the front.

Bedroom Four

11'1" x 10' (3.38m x 3.05m)

Fitted wardrobes. Radiator, recessed downlighters. Window to the rear.

Family Bathroom

Fully tiled family bathroom with a panelled bath with mixer taps. Low level WC with concealed cistern and a part inset wash hand basin with taps and shelf to side and cupboard under. Shower cubicle with fitted power shower and glass door. Recessed downlighters, chrome heated towel rail. Frosted window to the front.



Front Garden

Laid to lawn with shrubs. Paved carriage driveway with parking for up to seven cars. Hedged borders to sides.

Rear Garden

A real feature of the property and beautifully maintained laid mainly to lawn with a large paved patio area. Ornamental water feature, outside tap, built-in irrigation system. Outside lighting. Mature shrubs and trees. Summerhouse. Gated leading to Aston Tend Road. Enclosed timber fenced boundaries.



Double Garage

Up and over electric door. Wall mounted gas boiler serving the central heating and domestic hot water. Door to the rear garden.

Kitchen/Breakfast Room

45'11" x 39'4" x 9'10" (14' x 12'3")

Stunning refitted modern kitchen with excellent range of base and eye level units, and pull out cupboards, and benefiting quartz work surfaces. Stainless steel sink unit with mixer taps, and cupboards under. Built in oven with five ring gas range and extractor fan over. Ceramic tiled walls and floor with underfloor heating. Inset spot lighting. Built in microwave, integrated dishwasher and fridge. Window to the rear overlooking the garden.





Ground Floor

Approx. 201.8 sq. metres (2172.7 sq. feet)



First Floor

Approx. 104.7 sq. metres (1127.3 sq. feet)



Total area: approx. 306.5 sq. metres (3299.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		61	69
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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