



HUNTERS[®]
HERE TO GET *you* THERE

Hardanger Barwick Road, Standon, Ware, SG11 1PN

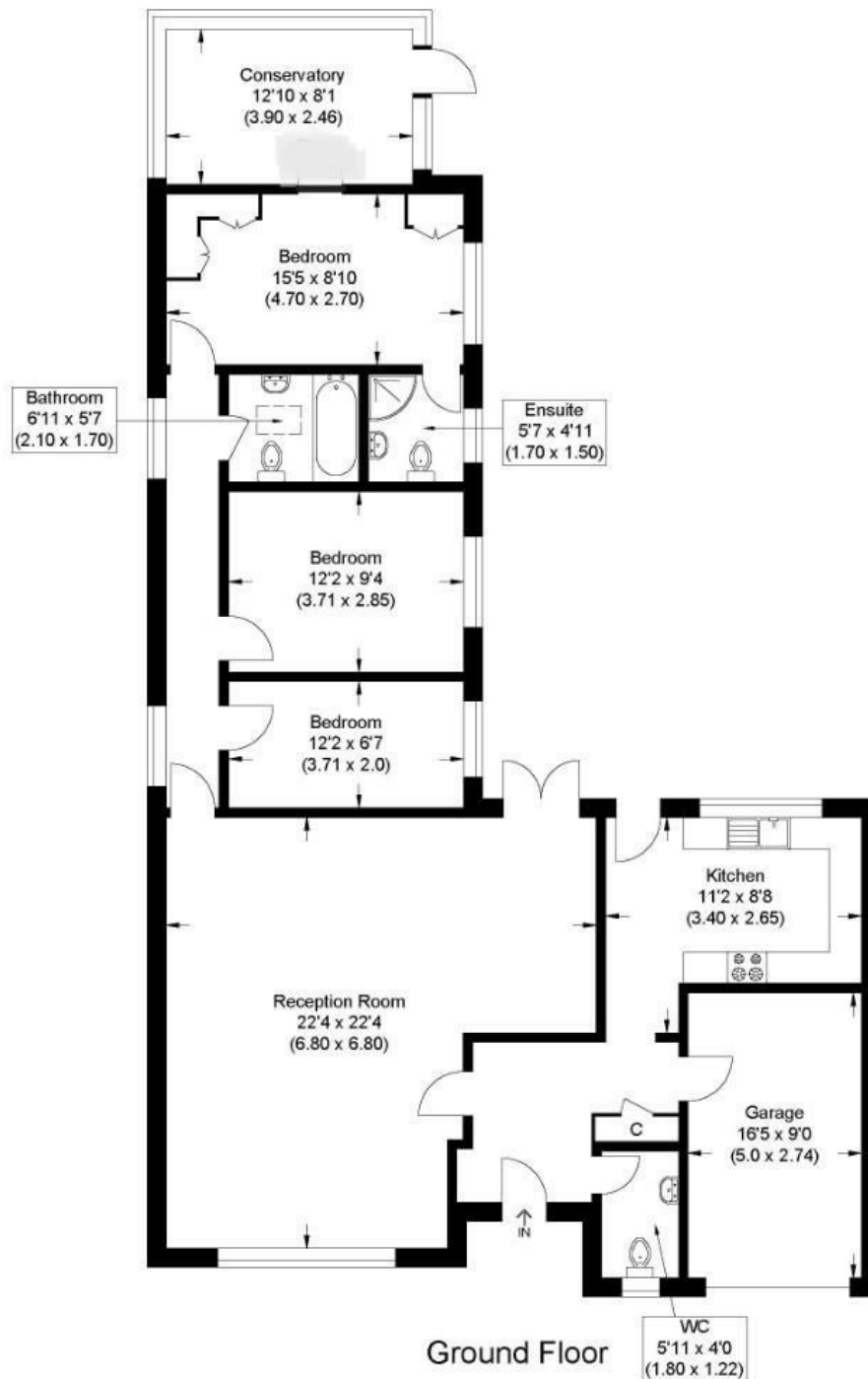
Hardanger Barwick Road, Standon, Ware, SG11 1PN

Asking Price £650,000

This 1,413 sqft spacious detached bungalow is set back from the road and with incredible rear views, looking across open countryside towards the Village church. This property offers versatile accommodation with immense scope to repurpose for the purchaser. This is a must to view, the property is offered with no upward chain.

- Large dual aspect reception room with feature fireplace and patio doors to rear.
- Master bedroom with en suite shower room.
- Large entrance hall. Claokroom.
- Picturesque front garden with sweeping drive.
- No upward chain.
- Kitchen overlooking rear garden.
- Two further bedrooms and family bathroom.
- Single integral garage with privacy door to entrance hall and electric roller shutter door.
- Large East facing rear garden with uninterrupted views across open countryside.





Approximate Gross Internal Area
 131.35 sq m / 1413.84 sq ft
 (Includes Garage)
 Garage Area : 13.70 sq m / 147.46 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



Entrance

Covered entrance vestibule with carriage lamp to side. Matching uPVC front door and window to side.

Entrance Hall

Radiator. Doors to cloakroom, kitchen, garage and lounge / dining room. Airing cupboard housing factory lagged hot water tank.

Cloakroom

5'10" x 4'0"
uPVC window to front. Radiator. low level WC with centre flush. Pedestal wash hand basin.

Lounge / Dining Room

22'3" x 22'3"
Dual aspect room with uPVC window to front and uPVC French doors to rear. Serving hatch through to kitchen. Large open brick fireplace. Three radiators. Two wall light points.

Kitchen

11'1" x 8'8"
uPVC window to rear. Fully glazed uPVC door to rear. Range of eye and base level units. Inset thermoplastic one and half bowl sink. Space and plumbing for dishwasher. Inset four ring ceramic hob. Eye level Oven. Extractor hood. Tiled splash backs. Tiled floor. Central heating boiler.

Rear Hallway

Two uPVC windows to side. Radiator. Doors to all bedrooms and family bathroom. Two wall light points.

Bedroom Three

12'2" x 6'6"
uPVC window to side. Radiator.

Bedroom Two

12'2" x 9'4"
uPVC window to side. Radiator.

Family Bathroom

6'10" x 5'6"
Velux window over. Three piece suite comprising panel bath, low level WC and pedestal wash hand basin. Radiator. Fully tiled.

Bedroom One

15'5" x 8'10"
uPVC window to side. Radiator. Range of built in wardrobes, chest of drawers and bedside tables. Door to en suite shower room.

En Suite Shower Room

5'6" x 4'11"
uPVC window to side. Fully tiled. Tiled floor. Low level WC with centre flush. Vanity unit with ceramic wash hand basin. Quadrant shower cubicle, power shower with drench head.

External Conservatory

12'9" x 8'0"
Aluminium and glass construction with door into garden.

Outside**Front Garden**

White painted post and rail fence. Large sweeping drive with set finish. Area laid to lawn. Mature beds, trees and shrubs.

Rear Garden


Large raised sun terrace. Large area laid to lawn. Ornamental pond. Hedge separating lower area of garden. Garden shed. Greenhouse. Beds with mature shrubs and trees. Gated side access.

Integral Garage

16'4" x 8'11"

Privacy door from entrance hall. Water softener. Space and plumbing for washing machine. Electric roller shutter door. Power and light.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







