



HUNTERS[®]
HERE TO GET *you* THERE

17 High Street, Standon, Ware, SG11 1LA

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Asking Price £470,000

Set in an elevated position in this highly desirable and picturesque location. First time to the market for almost 100 years, having been in the same family ownership. This delightful Victorian house offers character and space in abundance, along with a huge rear garden of approximately 100ft.

- Rare opportunity to acquire property in this location.
- Dining room.
- Downstairs bathroom.
- Large second double bedroom.
- Sitting room with feature fireplace.
- Bright and airy kitchen.
- Master bedroom with en suite bathroom.
- South East facing rear garden over 100 feet long.

Approximate Gross Internal Area
79.67 sq m / 857.56 sq ft

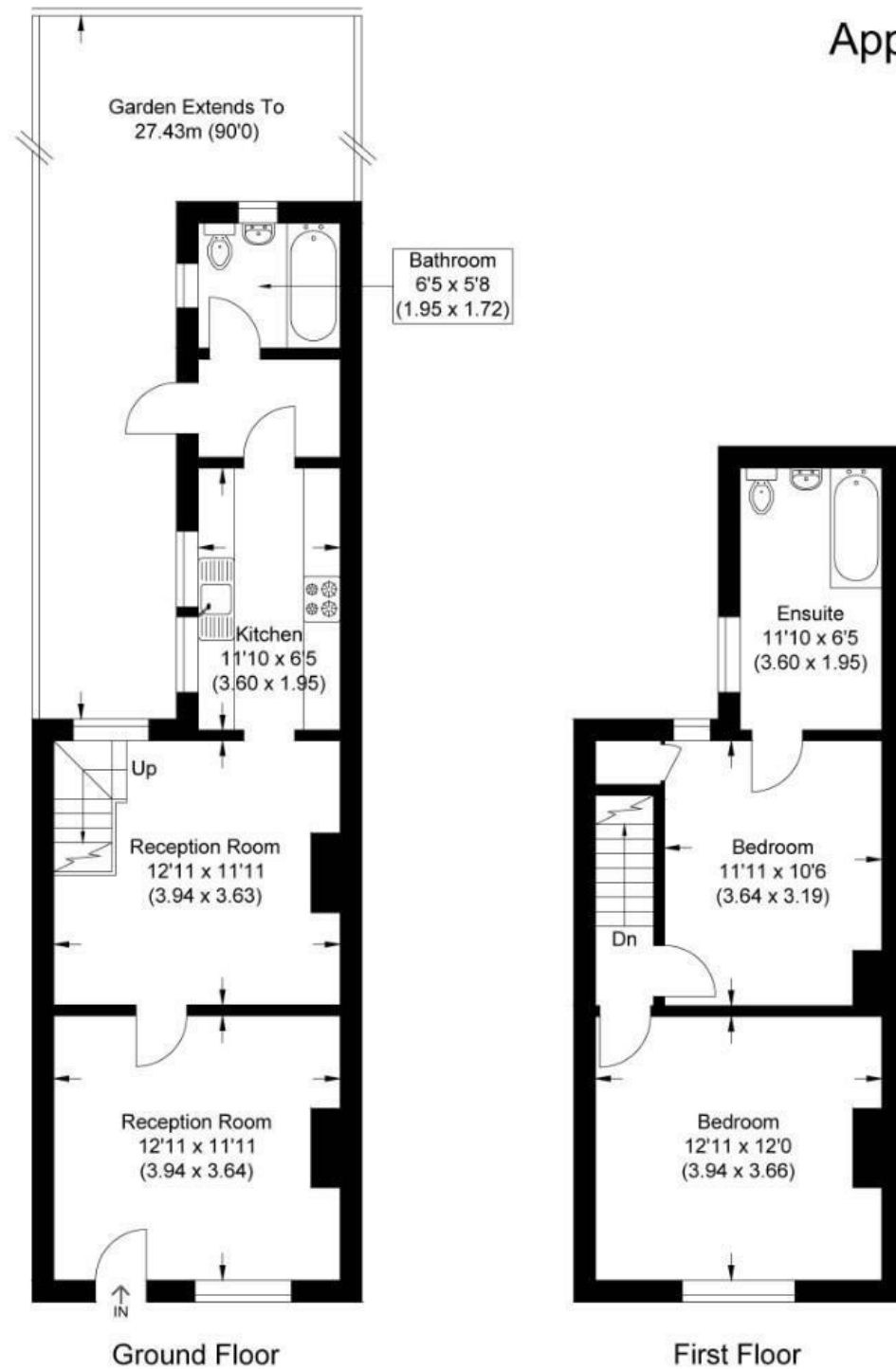


Illustration for identification purposes only, measurements are approximate, not to scale.

Ground Floor

Entrance

Half glazed front door with light over.

Sitting Room

Sash window to front. Feature open fireplace with tiled hearth and surround. Radiator. Door to:

Dining Room

Closed fireplace. Stairs to first floor. Radiator. Sash window to rear. Door way to:

Kitchen

Two window to side. Range of gloss white eye and base level units. Inset single bowl double drainer, Inset four ring ceramic hob with extractor hood over and oven below. Wall mounted Ideal gas fired combi boiler. Radiator. Vinyl flooring. Extensive tiled splash backs. Space and plumbing for dishwasher and washing machine. Space for under counter fridge / freezer. Door to rear lobby.

Rear Lobby

Half glazed door to side. Door to bathroom.

Bathroom

Dual aspect with windows to side and rear. White suite comprising panel bath with shower handset, low level WC and pedestal wash hand basin. Radiator.

First floor

Landing

Doors to both bedrooms. Loft access.

Bedroom One

Sash window to rear. Radiator. Door to en suite.

En Suite Bathroom

Sash window to side. White suite comprising panel bath with shower handset, low level WC and pedestal wash hand basin. Extensive tiled splash backs. Radiator. loft access.

Bedroom Two

Sash window to front. Radiator.

Outside

Front Garden

Elevated from the road. Small terrace and lawn with mature beds bounded by brick wall.


Rear Garden

Over 100 feet in length. Wrap around terrace with gated side access through neighbouring garden. Large well tended lawn. Mature beds. Outside tap. Large garden shed. South East facing.

Agents Note

Construction: Brick and slate

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(39-54) E		
(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.







