

Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

Tel: 01920 411090

8 High Street Buntingford SG9 9AG

Tel: 01763 272727

info@jonathan-hunt.co.uk

www.jonathanhunt.co.uk



42 Stortford Road, Standon, SG11 1LX

Asking Price £450,000

JONATHAN HUNT are pleased to offer this well presented three bedroom semi detached period home located in the sought after village of Standon. The property features a cosy Living room with an open fire and bay window, refitted Kitchen and open plan Dining space, ground floor shower room and extended home office with access to the gardens. On the first floor the property has two bedrooms and a bathroom and a further bedroom to the 2nd floor. Outside the gardens lead to a summer house and parking area for two vehicles. CHAIN FREE

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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LIVING ROOM 13'1" x 10'11" in to bay (4 x 3.35 in to bay)



DINING AREA



FEATURE FIREPLACE



SHOWER ROOM



KITCHEN 17'8" x 13'1" narr to 8'0" (5.4 x 4 narr to 2.46)



HOME OFFICE 15'7" x 14'5" I shaped narr to 5'9" (4.75 x 4.4 I shaped narr to 1.76)

FIRST FLOOR

BEDROOM ONE 12'9" x 9'0" (3.91 x 2.75)



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BATHROOM



EXTERIOR



BEDROOM TWO 12'0" x 6'6" (3.67 x 2)



REAR GARDEN



SECOND FLOOR

BEDROOM THREE



SUMMER HOUSE

PARKING AND STORAGE



COUNCIL TAX BAND - D

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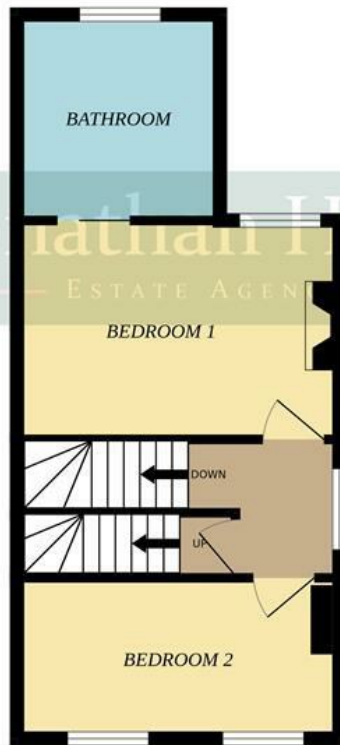
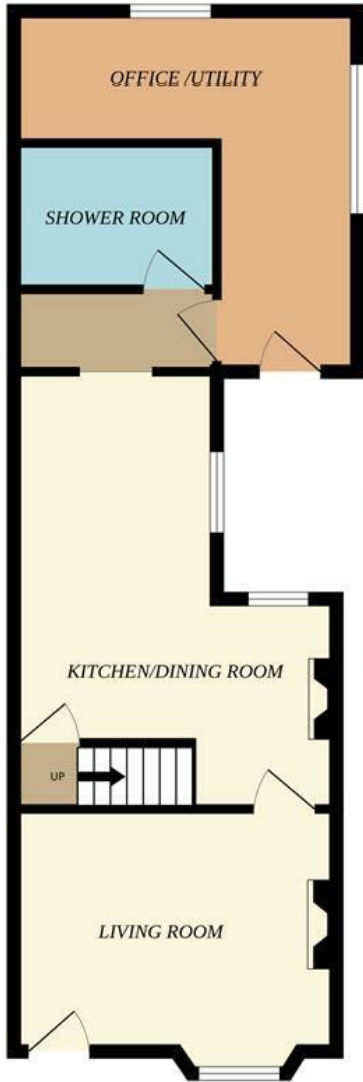
| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 55 | 57 |
| (39-54) 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 | | | 77 |
| (55-68) D | | 57 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |

GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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