

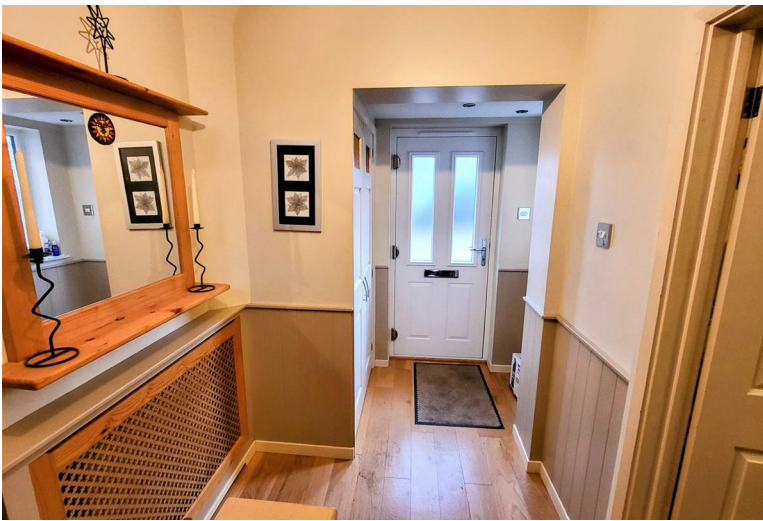


**Oliver  
Minton**  
*Sales & Lettings*

**35 Aston Road,  
Standon**  
Hertfordshire SG11 1PY  
**Asking Price £395,000**

Oliver Minton Village & Rural Homes are pleased to offer this 3 bedroom family house with a 75ft rear garden, offered for sale in this good location within walking distance of Roger De Clare First Schhol & Nursery and the Ralph Sadleir Middle School. With gas central heating and uPVC double glazing, accommodation comprises: entrance porch/hallway, lounge, kitchen/diner, 3 bedrooms and first floor bathroom.





### ENTRANCE PORCH / HALLWAY

Composite double glazed front door. Wood laminate floor. uPVC obscure double glazed window. Tongue and groove part panelled walls. Double doors to built-in cloaks/storage cupboard. Staircase to first floor with understairs storage cupboard. Radiator with decorative cover. Multi-pane door to Kitchen. Door to:

### LOUNGE 3.81m x 3.35m < 3.78m (12'6 x 11'0 < 12'5)

uPVC double glazed windows to front. Wood laminate floor. Fireplace. Radiator. Double doorway opening at rear to:

### KITCHEN / DINER 5.77m x 2.90m (18'11 x 9'6)

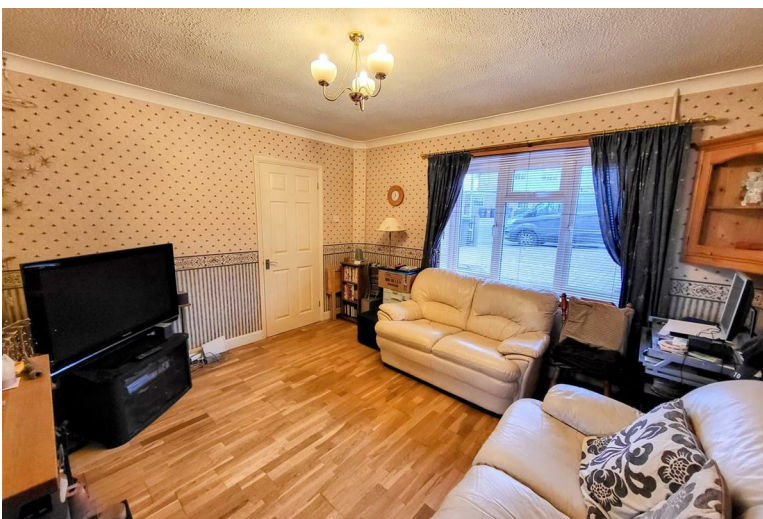
Ceramic tiled floor throughout.

### DINING AREA

Twin uPVC double glazed patio doors to rear garden. Radiator. Double doorway opening from Lounge. Open-plan at side to:

### KITCHEN AREA

uPVC double glazed window to rear. Storage alcove housing floor-standing 'Glow-Worm Hideaway' gas fired boiler. Range of fitted wall, base and drawer units with work surfaces incorporating sink unit. Recess for cooker, fridge/freezer and microwave. Plumbing for washing machine and dishwasher. Part tiled walls.





### FIRST FLOOR LANDING

Radiator. Access hatch to loft. Tongue and groove part panelled walls. Door to overstairs storage cupboard. Door to built-in airing cupboard housing hot water cylinder.

### BEDROOM ONE 3.35m x 3.02m + door recess (11'0 x 9'11 + door recess)

uPVC double glazed window to front. Radiator. Range of glass fronted built-in wardrobes and bedside drawer units with storage cupboards above.

### BEDROOM TWO 3.81m including wardrobes x 2.90m (12'6 including wardrobes x 9'6)

uPVC double glazed window to rear. Radiator. Fitted floor to ceiling corner wardrobes and storage cupboards.

### BEDROOM THREE 3.33m x 2.41m (10'11 x 7'11)

uPVC double glazed window to front. Radiator. Door to recessed storage cupboard.

### BATHROOM 2.51m x 1.65m (8'3 x 5'5)

Suite comprising pedestal hand basin, WC, bath, corner glazed shower cubicle. uPVC double glazed obscure window. Part tiled walls. Chrome heated towel rail.

### OUTSIDE

#### FRONT

Fully brick paved. Shared right of way passageway with part glazed doors, providing access to rear garden.

#### REAR GARDEN 22.86m x 6.55m (75'0 x 21'6)

Mainly laid to lawn. Enclosed by panelled fencing. Paved patio area. 2 brick built outhouses. Part glazed door from shared side passageway. Timber garden store.

### SERVICES

All mains services are connected with mains water, sewerage, electricity and gas central heating to radiators.

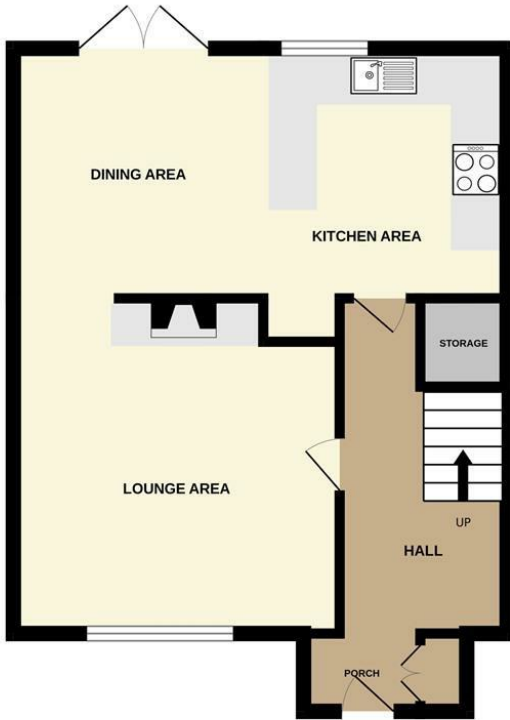
Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk/>



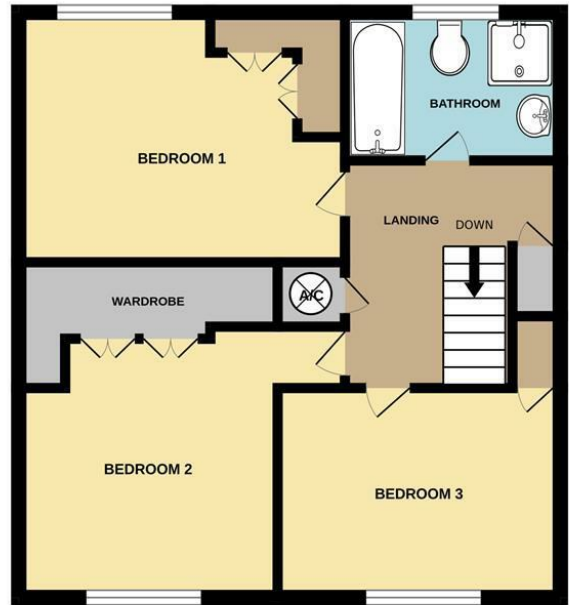
### MORTGAGE ADVICE

Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 822999. Please feel free to call them 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

GROUND FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 906 sq.ft. (84.2 sq.m.) approx.

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.  
Made with Metropix ©2024

**Tenure:** Freehold

**Council Tax Band:** C

**Viewing Arrangements:**

Strictly by appointment

28 High Street, Puckeridge, Hertfordshire, SG11 1RN

**01920 822999**

**Email:** puckeridge@oliverminton.com

**View all our properties at [www.oliverminton.com](http://www.oliverminton.com)**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness.

No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.