



**Oliver
Minton**
Sales & Lettings

**The Little Barn, 13 Regal Close,
Standon**

Herts SG11 1QJ

Offers In Excess Of £400,000

This attractive village home is set in a lovely position at the end of a small, sought-after close. Recently upgraded by the current owners, benefits include gas heating heating, double glazing and allocated parking for two vehicles. The ground floor accommodation offers: Entrance hall, living room and recently-refitted kitchen/dining room with two generous bedrooms and modern family bathroom to the first floor. The private rear garden comes complete with a modern, detached outbuilding, ideal for home working or other uses; depending on a buyer's needs.





LOCATION

Standon is a highly sought after village situated just to the north of Ware. The pretty village High Street, that is within comfortable walking distance, offers a variety of family run businesses including a village store/ sub post office, bakers, parish church, and two public houses. The adjoining village of Puckeridge features a village shop, pharmacy and two public houses together with recreational grounds, a community center and regarded first and middle schools.

Main-line railway stations can be found at Ware or Bishops Stortford, both providing services into London Liverpool Street. Stansted Airport is approximately 11 miles driving distance.

Open countryside is on the door step with many footpaths leading in to the Ash Valley and Standon Lordship.

Pearces Farm Shop on the outskirts of the village and has an excellent cafe and offers pick-your-own fruit in the summer.

ACCOMMODATION

Front door opening to entrance hall.

LIVING ROOM 4.48 x 3.07 (14'8" x 10'0")

Double glazed window to rear and double doors opening to the rear garden. Radiator. Wood laminate flooring. Open square arch through to:



KITCHEN/DINING ROOM 3.8 x 2.4 (12'5" x 7'10")

Dual aspect with bay window to front and window overlooking the rear garden. Recently refitted with a modern range of high gloss wall and base cabinets with complementary work surfaces and matching up-risers. Franke composite sink and drainer with mixer tap. Integrated wine cooler and fridge/freezer. Built-in double oven/grill with gas hob over. Illuminated extractor above. Space for a table and chairs.

FIRST FLOOR

Landing with doors off to bedroom accommodation and bathroom. Loft access hatch. Triangular oriel window.



BEDROOM ONE 3.34 x 3.0 (10'11" x 9'10")

Double glazed window to rear. Radiator. Wood laminate flooring.

BEDROOM TWO 3.9 (into wardrobe) x 2.03 (12'9" (into wardrobe) x 6'7")

Double glazed window to rear. Radiator.

BATHROOM 2.4 x 1.82 (7'10" x 5'11")

Fitted with a modern white suite. Panel enclosed bath with mixer tap and hand held attachment. Electric over-bath shower with glazed screen. Pedestal wash hand basin. Low level w.c. Fully tiled to walls and floor. Double-glazed frosted window to front.



EXTERIOR

Two allocated parking spaces, directly adjacent to the property.

REAR GARDEN

Enclosed rear garden, with patio area, shrub borders and the remainder laid to lawn.

HOME OFFICE 4.5 x 2.5 (14'9" x 8'2")

A great addition to the property, offering several uses such as a home office, gym or garden room/playroom.

SERVICES

Mains services are connected: mains water, sewerage, electric. Gas fired central heating (untested)

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
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 743 sq.ft. (69.0 sq.m.) approx.

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Tenure: Freehold

Council Tax Band: C

Viewing Arrangements:

Strictly by appointment

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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