



**Oliver
Minton**
Sales & Lettings

**, 31 Saffron Meadow,
, Standon
Hertfordshire SG11 1RE
£2,500 Per Calendar Month**



A spacious 4 bedroom detached family house located in this popular village development with a ground floor extension providing a superb third reception room with bi-fold doors opening to the rear garden. The well presented accommodation comprises hallway, cloakroom, lounge, dining room, family room, kitchen/breakfast room, master bedroom with en-suite shower room, 3 further bedrooms and family bathroom. There is uPVC double glazing, gas heating to radiators, garage, driveway and rear garden. PET NEGOTIABLE



HALLWAY

Engineered wood flooring. Inset ceiling lights. Radiator with decorative cover. Stairs to first floor with under stairs storage cupboard. Personal access door to garage.

CLOAKROOM

Modern white suite comprising WC and corner hand basin. Radiator. Engineered wood flooring. uPVC double glazed obscure window.

LOUNGE 4.80m + bay x 3.49 < 3.79 (15'8" + bay x 11'5" < 12'5")

uPVC double glazed bay window to front. Engineered wood flooring. Feature fireplace with inset electric fire. Coved ceiling and inset ceiling lights. Sliding doors to:

DINING ROOM 3.21 x 2.88 (10'6" x 9'5")

Engineered wood flooring. Coved ceiling. Radiator. Side door to Kitchen/Breakfast Room. Opening to:

FAMILY ROOM 3.45 x 3.06 (11'3" x 10'0")

Engineered wood flooring. uPVC double glazed bi-fold doors to rear garden and large uPVC double glazed picture windows to rear. Inset ceiling lights. 2 large double glazed skylight windows. Underfloor heating with thermostatic control.

KITCHEN / BREAKFAST ROOM 5.17 x 2.90 (16'11" x 9'6")

Attractive bespoke 'Ladbury' designed fitted kitchen with granite work surfaces and breakfast bar peninsular. Soft-closing wall and base units and solid wood drawers with dovetail joints. Inset sink unit with chrome mixer tap. uPVC double glazed windows and French doors to rear garden. 7 hob Range cooker with double oven and American style fridge/freezer. Integrated microwave., integrated dishwasher and space for washing machine. Cupboard concealing wall-mounted 'Worcester' gas fired boiler.

FIRST FLOOR LANDING

Access hatch to loft. Door to built-in airing cupboard housing hot water cylinder.

BEDROOM ONE 4.13 + wardrobes x 3.89 (13'6" + wardrobes x 12'9")

2 uPVC double glazed windows to front. Radiator. Built-in double wardrobes. Door to:

EN-SUITE SHOWER ROOM 2.08 x 1.89 (6'9" x 6'2")

Large glazed shower cubicle with 'rain' shower, WC and pedestal hand basin. Part tiled walls. Shaver socket. uPVC double glazed obscure window. Chrome heated towel rail. Extractor fan. Inset ceiling lights.

BEDROOM TWO 3.84 including wardrobes x 3.08 (12'7" including wardrobes x 10'1")

uPVC double glazed window to rear. Radiator. Range of built-in wardrobes to one wall, with mirror-fronted sliding doors.

BEDROOM THREE 4.15 x 2.57 (13'7" x 8'5")

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

BEDROOM FOUR 2.90 x 2.13 (9'6" x 6'11")

uPVC double glazed window to rear. Radiator.

FAMILY BATHROOM 2.27 x 2.12 (7'5" x 6'11")

Attractive luxury suite comprising white bath with 'rain' shower above, hand shower attachment and glazed screen. WC with concealed cistern and wash hand basin with cupboards under. Chrome heated towel rail. uPVC double glazed obscure window. Shaver socket. Extractor fan.

SERVICES

- Mains gas, drainage, water and electricity.
- Broadband and mobile phone service availability can be checked at <https://checker.ofcom.org.uk/>

Area Map



Floor Plans



TOTAL FLOOR AREA: 188sqm (1970 sqft approx)
We have not been able to confirm the accuracy of the floor area measurements. The floor area measurements are based on the information provided by the seller and are not intended to be used as a basis for any legal or financial transaction. The floor area measurements are for information only and do not constitute a guarantee of accuracy. The floor area measurements are subject to change without notice.

Tenure:

Council Tax Band: F

Viewing Arrangements:

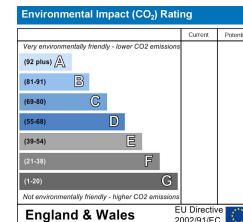
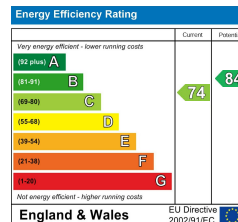
Strictly by appointment

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