



**Oliver
Minton**
Sales & Lettings

**45 Saffron Meadow,
Standon**

Herts SG11 1RE

Asking Price £725,000

Oliver Minton Village & Rural Homes are delighted to offer this superb four bedroom detached family home that is well appointed at the entrance to this popular development that is conveniently located within walking distance of the village schools and amenities. With the benefit of a detached double garage and driveway parking, the accommodation is beautifully presented and comprises: entrance hall, cloakroom, study, lounge, dining room, excellent kitchen/breakfast room, 4 bedrooms, en-suite shower room and family bathroom. There is uPVC led light double glazing, gas central heating to radiators, a fitted alarm system and a secluded rear garden with super detached summerhouse.



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Minton**
Village & Rural Homes



ENTRANCE HALL 3.68m x 1.80m (12'1 x 5'11)

Solid front door with double glazed inserts. Obscure double glazed side panel. Radiator. Staircase to first floor. Attractive bamboo flooring.

CLOAKROOM

White WC and wash hand basin. uPVC double glazed leaded light obscure window. Chrome heated towel rail. Ceramic tiled floor.

STUDY 2.49m x 2.18m (8'2 x 7'2)

uPVC double glazed leaded light window to front. Radiator.

LOUNGE 4.78m into bay x 4.39m (15'8 into bay x 14'5)

uPVC double glazed leaded light bay window to front with radiator. Feature fireplace with inset electric fire. Multi-pane double doors to:





DINING ROOM 3.51m x 3.07m (11'6 x 10'1)

Bamboo flooring. Radiator. uPVC double glazed leaded light windows and door to rear garden. Door to:

KITCHEN / BREAKFAST ROOM 5.28m x 3.10m < 3.89m into bay (17'4 x 10'2 < 12'9 into bay)

A superb kitchen with concealed lighting over black quartz work surfaces incorporating sink unit and integrated electric Neff induction hob with Neff extractor hood above. Integrated dishwasher and Bosch washing machine. Built-in Neff electric double ovens and warming drawer below. Fitted wall units, drawers and base units incorporating carousel units and pull-out larder unit. Inset ceiling lights. uPVC double glazed leaded light door to side. Bamboo flooring. Door to built-in understairs storage cupboard housing wall-mounted gas fired boiler.



FIRST FLOOR LANDING

uPVC double glazed leaded light window to side. Access hatch to loft space with light connected. Door to built-in airing cupboard housing hot water cylinder (replaced in 2022).



BEDROOM ONE 3.89m into bay x 3.40m + door recess (12'9 into bay x 11'2 + door recess)

uPVC double glazed leaded light bay window to front with radiator. Inset ceiling lights. Range of three built-in fitted double wardrobes, fitted dressing table unit with built-in drawers and matching free-standing bedside cabinets. Alarm system panic button. Door to:

EN-SUITE SHOWER ROOM 2.06m x 1.91m (6'9 x 6'3)

Glazed shower cubicle, white WC with concealed cistern and wash hand basin with adjoining storage cupboard. Chrome heated towel rail. Inset ceiling lights. Extractor fan. Ceramic tiled floor. uPVC double glazed obscure leaded light window. Fully tiled walls. Shaver socket.



BEDROOM TWO 3.20m x 3.20m (10'6 x 10'6)

uPVC double glazed leaded light window to front. Radiator.



BEDROOM THREE 3.51m x 3.40m (11'6 x 11'2)

uPVC double glazed leaded light window to rear. Radiator. Range of fitted John Lewis bedroom furniture incorporating wardrobe units with central drawers and shelving, matching drawers and storage cupboard unit with shelving above and bedside drawer cabinet.

BEDROOM FOUR 3.00m x 2.18m (9'10 x 7'2)

uPVC double glazed leaded light window to rear. Radiator.



FAMILY BATHROOM 2.16m x 2.16m (7'1 x 7'1)

Attractive modern white suite comprising large bath with shower above and glazed screen, WC with concealed cistern and wash hand basin with cupboards under. Chrome heated towel rail. Double glazed leaded light obscure window. Inset ceiling lights. Ceramic tiled floor and fully tiled walls. Shaver socket.

OUTSIDE

FRONT DRIVEWAY & GARDEN

Brick paved driveway with parking in front of garage. Side access gates to rear garden on both sides of house.



DETACHED DOUBLE GARAGE 5.36m x 5.13m (17'7 x 16'10)

Twin up and over doors. Eaves storage space. Power and light connected. Free-standing AEG tumble dryer with external vent.

SECLUDED REAR GARDEN

Full width paved patio area with retaining wall and steps up to lawn, with flower and shrub borders. Outside water tap. Excellent 10' x 10' summerhouse with power and light connected and adjoining composite decked area with outside sensor light.

AGENTS NOTE

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

There is a fitted security alarm system.

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



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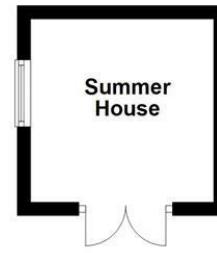


MORTGAGE ADVICE

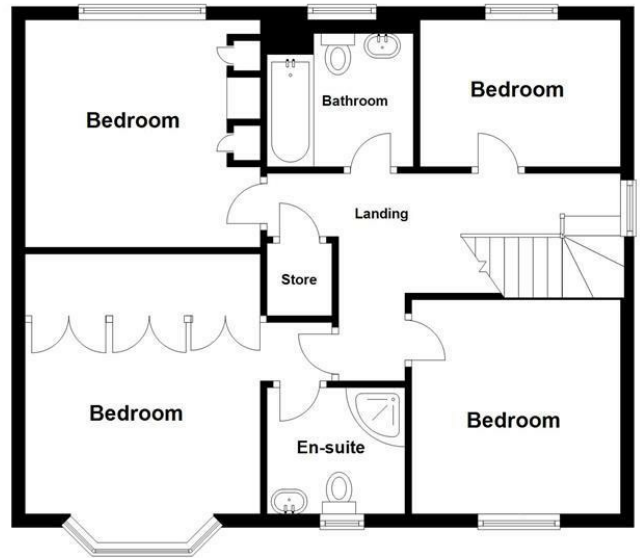
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Outbuilding
Approx. 7.5 sq. metres (80.8 sq. feet)



First Floor
Approx. 66.8 sq. metres (719.4 sq. feet)



Total area: approx. 140.0 sq. metres (1506.5 sq. feet)
Saffron Meadow

Tenure: Freehold

Council Tax Band: G

Viewing Arrangements:

Strictly by appointment

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View all our properties at www.oliverminton.com

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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