



**Oliver
Minton**
Sales & Lettings

**7 Hammarsfield Close,
Standon**

Herts SG11 1PG

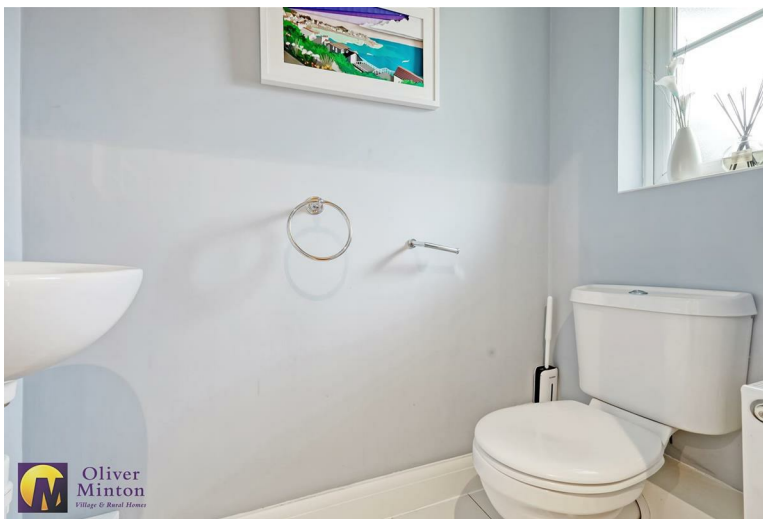
Offers In The Region Of £695,000

Oliver Minton Village & Rural Homes are delighted to offer the rare opportunity to acquire this four bedroom semi-detached house in this highly desirable Standon location set in this exclusive electric gated development of only 13 properties, offering a safe and secure family environment. Beautifully presented accommodation includes a spacious open plan kitchen/living/dining room, downstairs cloakroom, three first floor bedrooms and a family bathroom and second floor principal bedroom suite with dressing area and en suite shower room. Outside there is a mature private garden, driveway, and large single garage. This lovely family home is situated within walking distance of both Standon & Puckeridge High Streets and the highly regarded village schools.





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11'7 ENTRANCE HALL

Front door with double glazed inserts. Staircase to first floor landing, wood flooring, built in storage cupboard with automatic light, radiator.

DOWNSTAIRS WC

Double glazed obscure window to front. Suite comprising dual flush WC, wash hand basin, tiled flooring, radiator.

SUPERB OPEN-PLAN KITCHEN / LIVING ROOM 12.50m x 4.80m (41'0 x 15'9)

A lovely, bright and spacious open-plan room with separate kitchen, lounge and dining areas.



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KITCHEN AREA

Double glazed window to front. Comprehensively recently re-fitted with a range of wall, base and drawer units with solid oak work surfaces incorporating sink unit, built in electric 'Bosch' double oven with 5-ring 'Bosch' gas hob and 'AEG' extractor hood above, integrated microwave, space for American style fridge/freezer, integrated dishwasher, breakfast bar, glass splash back areas, tiled flooring with concealed lighting and underfloor heating, cupboard housing wall-mounted 'Worcester' gas fired boiler, open-plan to:



LOUNGE / DINING ROOM

With double glazed windows and double doors opening to rear garden, with three remote operated 'Velux' windows including remote operated blinds. 3 radiators, wood flooring. Inset ceiling lights.

FIRST FLOOR LANDING

With stairs to second floor landing, built in large airing/storage cupboard housing 'Megaflo' hot water cylinder. Doors to:

BEDROOM TWO 4.80m including wardrobes x 3.38m (15'9 including wardrobes x 11'1)

With 2 double glazed windows to rear, radiator, built in double wardrobes to one wall.

BEDROOM THREE 3.51m x 2.57m (11'6 x 8'5)

With double glazed window to front, radiator.

BEDROOM FOUR / STUDY 2.49m x 2.13m (8'2 x 7'0)

With double glazed window to front, radiator.

FAMILY BATHROOM 2.49m x 1.83m + door recess (8'2 x 6'0 + door recess)

Luxury suite comprising bath with shower over and shower screen, concealed cistern WC, vanity unit with inset wash hand basin, part tiled walls and ceramic tiled floor, heated towel rail, inset ceiling lights, shaver socket.

SECOND FLOOR LANDING

With door to:

BEDROOM ONE 3.71m x 3.61m + box bay window (12'2 x 11'10 + box bay window)

With double glazed box bay window to front aspect with window seat and cupboards below, radiator, built in wardrobe/storage cupboard, access hatch to loft storage, inset ceiling lights, open to:

DRESSING AREA 3.15m x 1.88m + wardrobes (10'4 x 6'2 + wardrobes)

With double glazed 'Velux' window, range of fitted wardrobes to one wall, radiator, door to:





EN SUITE SHOWER ROOM 2.18m x 1.93m (7'2 x 6'4)

With double glazed 'Velux' window, suite comprising fully tiled shower cubicle, dual flush WC, vanity unit with inset wash hand basin, tiled splash back areas, tiled flooring, heated towel rail. Part tiled walls. Shaver socket.

OUTSIDE

Hammarsfield Close is an exclusive private development of only 13 houses, set behind electric, remote control wrought iron gates.

DRIVEWAY & FRONT GARDEN

Pathway to front door. Small lawn areas and flower/shrub beds. Side driveway leading to:

GARAGE 5.82m x 3.07m (19'1 x 10'1)

Up and over door. Power and light connected. Eaves storage space. Water tap. Personal access door to rear garden.

REAR GARDEN 17.07m x 8.53m (56' x 28')

The rear garden is predominately laid to lawn with a generous patio seating area with mature trees and shrubs providing a good degree of privacy.

AGENTS NOTES

SERVICE CHARGE - An annual fee of £450 is paid towards the maintenance of the private road entrance gates and communal areas.

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/>

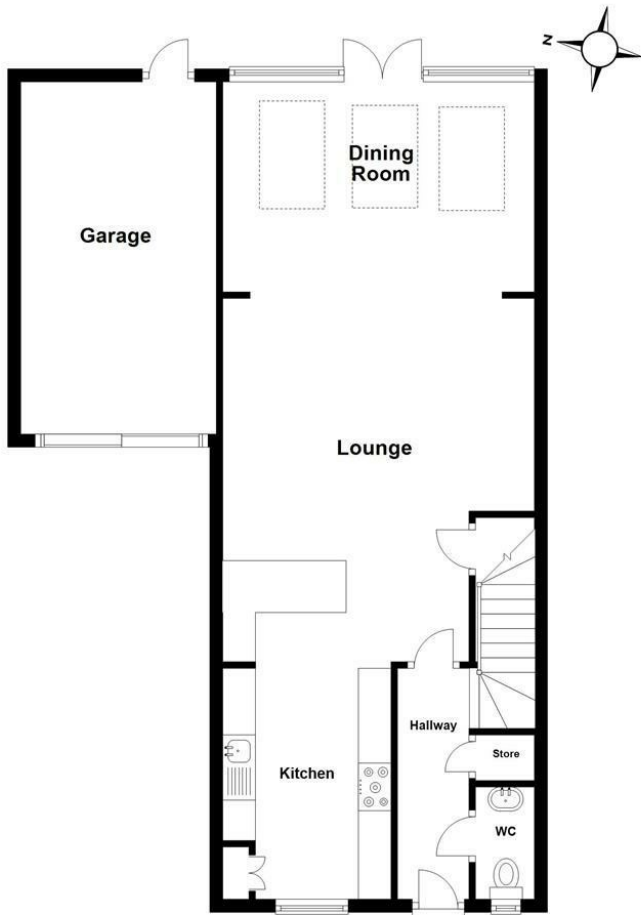




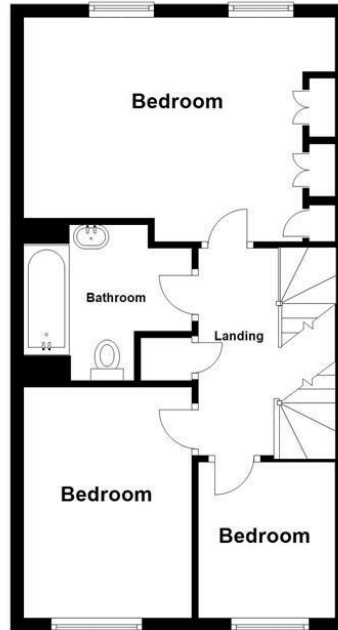
MORTGAGE ADVICE

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

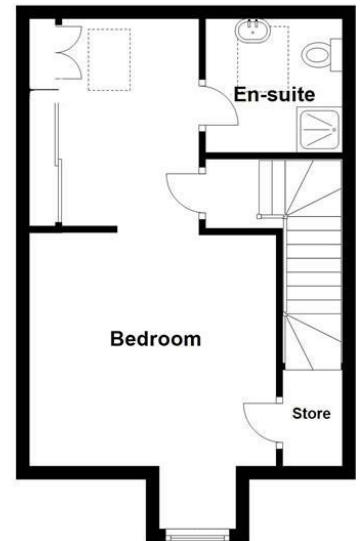
Ground Floor
Approx. 76.9 sq. metres (827.3 sq. feet)



First Floor
Approx. 44.6 sq. metres (480.5 sq. feet)



Second Floor
Approx. 34.3 sq. metres (369.2 sq. feet)



Total area: approx. 155.8 sq. metres (1677.0 sq. feet)
Hammersfield Close

Tenure: Freehold

Council Tax Band: F

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Current rating: 78 (Green arrow pointing to E/F boundary)
Potential rating: 87 (Green arrow pointing to B/C boundary)

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.

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