



**Oliver
Minton**
Sales & Lettings

**Hardanger, Barwick Road,
Standon**

Herts SG11 1PN

Offers In The Region Of £630,000

Oliver Minton Village & Rural Homes are delighted to offer this CHAIN FREE, rarely available individual DETACHED BUNGALOW on the southern fringe of Standon & Puckeridge and enjoying a delightful position, close to open countryside. Requiring some refurbishment now, the bungalow offers 1421 sq ft of accommodation comprising entrance hall, cloakroom, spacious living room, kitchen, rear hallway, bedroom one with en-suite shower room, 2 further bedrooms and family bathroom. There is an integral garage with electric roller door, driveway parking for several cars, a lean-to glazed garden room and a delightful secluded long rear garden. There is scope for extension, subject to planning permission.



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Village & Rural Homes



ENTRANCE HALL

uPVC front door with obscure double glazed uPVC window to side. Radiator. Built-in airing/storage cupboard housing hot water cylinder. Doors to Cloakroom, Kitchen, Garage and Living Room.

CLOAKROOM 1.83m x 1.22m (6'0 x 4'0)

uPVC double glazed window to front. Radiator. WC, pedestal hand basin.

LIVING ROOM 6.76m x 6.81m reducing to 4.14m (22'2 x 22'4 reducing to 13'7)

A spacious dual aspect room with uPVC double glazed window to front and uPVC double glazed French doors to rear garden. Large brick open fireplace. 3 radiators. Door at rear to Rear Hallway/corridor.

KITCHEN 3.68m x 2.44m + door recess (12'1 x 8'0 + door recess)

uPVC double glazed window to rear. Double glazed uPVC door to rear. Fitted wall, base and drawer units. Work surfaces incorporating sink unit and inset 4-ring ceramic hob. Built-in oven and extractor hood. Plumbing for dishwasher. Central heating boiler.

REAR HALLWAY / CORRIDOR

2 uPVC double glazed horizontal windows. Radiator. Doors to all bedrooms and bathroom.





BEDROOM ONE 4.70m x 2.77m including wardrobes (15'5 x 9'1 including wardrobes)

uPVC double glazed window to side. Radiator. Range of built-in wardrobes, chest of drawers and bedside drawer units. Door to:

EN-SUITE SHOWER ROOM 1.65m x 1.50m (5'5 x 4'11)

uPVC double glazed window to side. White WC and vanity unit with wash hand basin. Shower cubicle. Fully tiled walls and ceramic tiled floor.

BEDROOM TWO 3.71m x 2.84m (12'2 x 9'4)

uPVC double glazed window to side. Radiator.

BEDROOM THREE 3.71m x 2.03m (12'2 x 6'8)

uPVC double glazed window to side. Radiator.

MAIN BATHROOM 2.08m x 1.68m (6'10 x 5'6)

High level double glazed 'Velux' style window. Bath, WC and pedestal hand basin. Radiator. Fully tiled walls.

LARGE INTEGRAL GARAGE 5.00m x 2.74m (16'5 x 9'0)

Electric roller door. Power and light connected. Access hatch to loft space. Personal access door from Entrance Hall. Fitted water softener. Plumbing for washing machine.

OUTSIDE

FRONT GARDEN & DRIVEWAY

Driveway with hard-standing for several vehicles. Area of lawn. White post and rail decorative fence.

EXTERNAL CONSERVATORY / GARDEN ROOM 3.89m x 2.74m (12'9 x 9'0)

Aluminium and glazed lean-to construction adjoining back of bungalow.

SUPERB REAR GARDEN

Large terrace leading to lawn, with mature flower and shrub beds and borders.

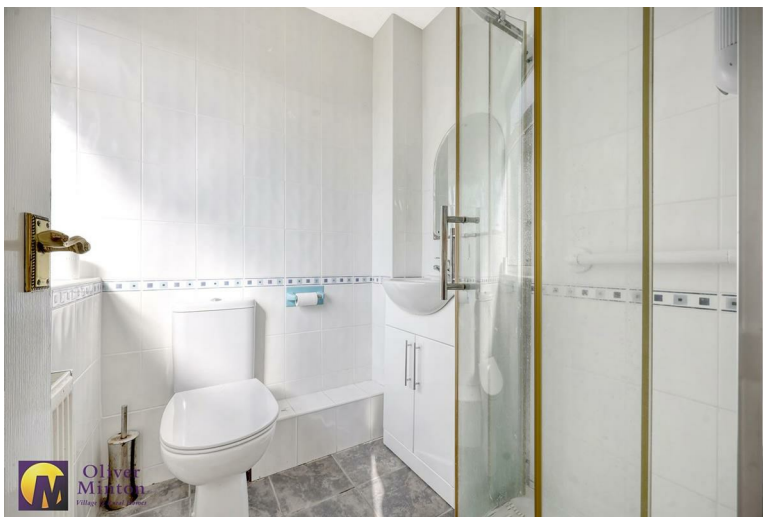
SERVICES & AGENTS NOTES

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/>

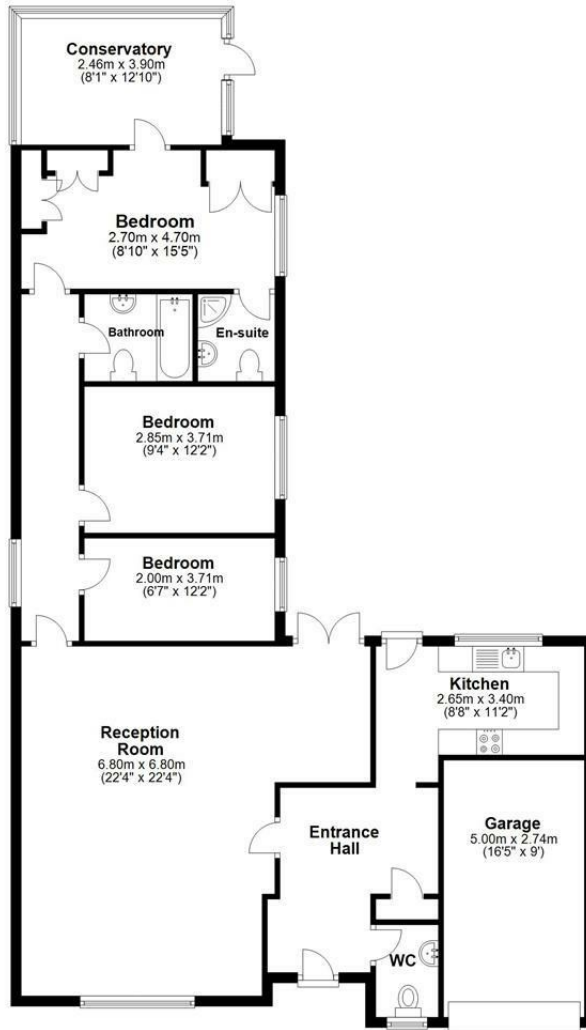
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Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review 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. 132.0 sq. metres (1421.0 sq. feet)



Total area: approx. 132.0 sq. metres (1421.0 sq. feet)
Barwick Road

Tenure: Freehold

Council Tax Band: E

Viewing Arrangements:

Strictly by appointment

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View all our properties at www.oliverminton.com

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(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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