



**Oliver  
Minton**  
*Sales & Lettings*

**42 Stortford Road,  
Standon**

**Herts SG11 1LX**

**Asking Price £450,000**

Oliver Minton Village & Rural Homes are pleased to offer this superb 3 bedroom Victorian semi-detached house with loft conversion and attractive features including off-street parking for 2 cars to the rear. The stylishly presented accommodation comprises lounge, excellent open-plan kitchen/diner, ground floor luxury shower room, useful L-shaped home office/utility room, 2 first floor bedrooms (principal bedroom with luxury en-suite bathroom) and second floor bedroom 3. The house is in an elevated position on the Stortford Road, within a hundred yards walk of picturesque Standon High Street and benefits from uPVC double glazing, gas heating to radiators, a tiered rear garden with outbuildings and parking to the rear for 2 cars, accessed via service road. The property is being sold with NO UPPER CHAIN involvement.





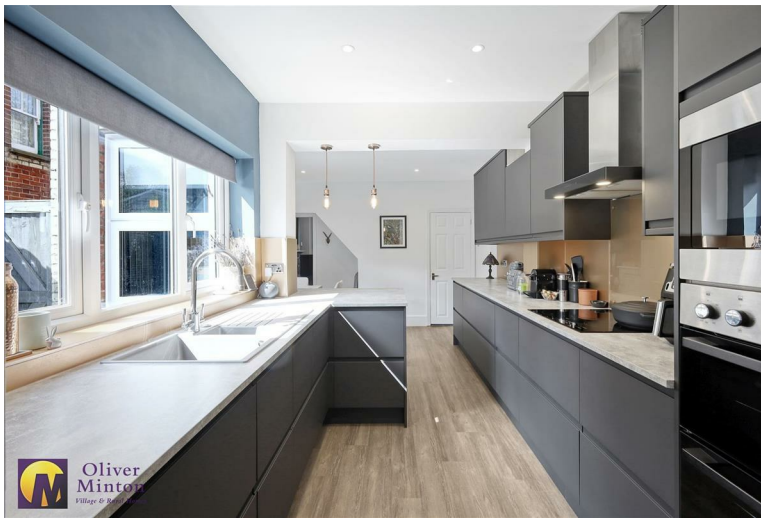
**LOUNGE 3.94m x 3.25m into bay (12'11 x 10'8 into bay)**

uPVC double glazed bay window to front with radiator. Front entrance door. Attractive open fireplace. Built-in base storage cupboard. Door to:

**KITCHEN / DINING ROOM 5.33m overall x 3.66m to face of chimney breast re (17'6 overall x 12'0 to face of chimney breast redu)**

A super, open-plan room with luxury vinyl tiled floor throughout. Dining area with brick fireplace and uPVC double glazed sash window to rear. Built-in base meter cupboard. Inset LED ceiling lights. Vertical panel radiator. Excellent range of fitted wall, base and drawer units with work surfaces incorporating sink unit and electric induction hob with extractor unit above. uPVC double glazed window to side. Built-in 'Lamona' electric double oven and integrated microwave oven.





## LOBBY

Recess for fridge/freezer. Door to Office and door to:

## SHOWER ROOM 2.31m x 1.68m (7'7 x 5'6)

Attractively fitted and presented. White WC with concealed cistern and push button flush. Large tiled shower cubicle with glazed screen. Complementary tiled floor. Heated towel rail. Extractor fan. Inset LED ceiling lights.

## OFFICE / UTILITY 4.72m x 1.73m + 2.62m x 1.63m (15'6 x 5'8 + 8'7 x 5'4)

Great home office with fitted desk unit. Dual aspect uPVC double glazed windows to side and uPVC double glazed door to front. Radiator. uPVC door from lobby. Inset LED ceiling lights. Fitted work surface and base storage cupboard in Utility Area. Plumbing and space for washing machine and tumble dryer.

## FIRST FLOOR LANDING

uPVC double glazed window to side. Door concealing staircase to second floor. Doors to Bedrooms One and Two.

## BEDROOM ONE 3.89m including chimney breast x 2.62m + wardrobe (12'9 including chimney breast x 8'7 + wardrobe rec)

uPVC double glazed window to rear. Vertical panel radiator. Recessed wardrobe cupboard. Sliding door to:

## LUXURY EN-SUITE BATHROOM 2.49m x 2.41m (8'2 x 7'11)

Superb suite with twin wash hand basins and storage drawer below. Shaver point. White bath and WC. Large glazed shower cubicle. Chrome heated towel rail. Inset LED ceiling lights. uPVC double glazed obscure window.

## BEDROOM TWO 3.66m x 1.93m (12'0 x 6'4)

2 uPVC double glazed windows to front. Radiator.

## SECOND FLOOR

## BEDROOM THREE 3.96m at floor level x 3.78m (13'0 at floor level x 12'5)

2 double glazed 'Velux' style windows. Undereaves storage cupboards. Inset LED ceiling lights. Restricted head height at sides. Access to loft space above En-Suite.

## OUTSIDE





## FRONT GARDEN

Walled front garden and side access gate. Flower and shrub beds.

## REAR GARDEN

A tiered garden with side access gate opening to paved patio area leading up to lawn area with retaining wall and patio area and steps up to summerhouse and storage outbuildings. Rear access gate to parking area.

## OUTBUILDINGS

Detached storage building with adjoining Summerhouse/Home Office facility. Power and light connected. Personal access doors.

## OFF-STREET PARKING

Parking space for 2 cars. Access via service road.

## 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/>



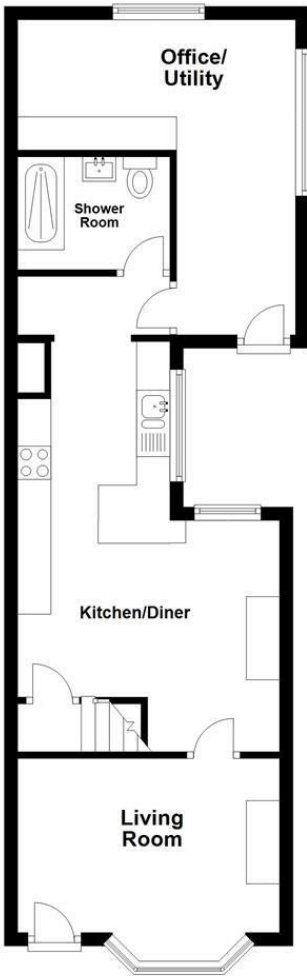


## MORTGAGE ADVICE

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. 50.9 sq. metres (547.7 sq. feet)



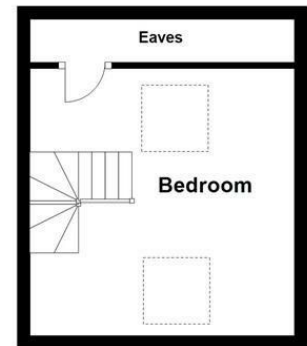
**First Floor**

Approx. 30.7 sq. metres (330.3 sq. feet)



**Second Floor**

Approx. 7.5 sq. metres (80.7 sq. feet)



Total area: approx. 89.1 sq. metres (958.7 sq. feet)  
**Stortford Road**

**Tenure:** Freehold

**Council Tax Band:** D

**Viewing Arrangements:**

Strictly by appointment

28 High Street, Puckeridge, Hertfordshire, SG11 1RN

**01920 822999**

**Email:** puckeridge@oliverminton.com

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**Energy Efficiency Rating**

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

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