



**Oliver  
Minton**  
*Sales & Lettings*

**13 Plashes Close,  
Standon**

**Herts SG11 1QE**

**Guide Price £415,000**

With a large 80' rear garden with scope for further extension (subject to planning permission), a spacious terraced house with 2 first floor double bedrooms and ground floor converted outhouse creating 3rd bedroom or further reception room. The house has gas central heating to radiators, double glazing and the accommodation comprises: porch, hallway, lounge, double-glazed conservatory, kitchen/diner, bedroom 3/study, downstairs cloakroom, 2 first floor double bedrooms and first floor bathroom. Puckeridge & Standon offer a variety of local shops, pubs, an excellent Farm Shop, whilst Stansted airport is approximately 20 minutes away and the A10 dual carriageway provides direct access to Ware, Hertford and the M25.







### **ENTRANCE PORCH**

Part glazed front door to:

### **HALLWAY**

Double glazed window to front. Wood laminate floor. Understairs storage cupboard. Radiator.

### **LOUNGE 4.88 x 2.92 (16'0" x 9'7")**

Double glazed window to front. Radiator. Brick open fireplace. Wood laminate floor. Double glazed sliding patio door to:

### **CONSERVATORY 3.00 x 2.51 (9'10" x 8'3")**

Double-glazed. Wood laminate floor. Electric heater.

### **KITCHEN/DINER 3.84 x 2.90 (12'7" x 9'6")**

Range of fitted wall and base units with work surfaces incorporating sink unit. Plumbing for washing machine and dishwasher. Space for range cooker, fridge/freezer and tumble dryer. Double glazed window to rear. Wall-mounted 'Baxi' gas fired boiler. Ceramic tiled floor.

### **RECEPTION ROOM / BEDROOM 3 4.57 (inc cupb) x 2.29 (15'0" (inc cupb) x 7'6")**

Double glazed window to rear. Door to rear garden. Radiator. Door to:





## CLOAKROOM

Laminate floor. Low level flush WC and hand basin.

## FIRST FLOOR LANDING

Double glazed window to front. Access hatch to loft space. Built-in airing cupboard with hot water cylinder.

## BEDROOM ONE 4.78 x 2.92 (15'8" x 9'7")

Dual aspect with double glazed windows to front and rear. Radiator. Built-in corner storage/wardrobe cupboard. Exposed wooden floorboards.

## BEDROOM TWO 4.24 x 2.34 (13'11" x 7'8")

Double glazed window to rear. Exposed wooden floorboards. Radiator.



## BATHROOM 2.39 x 1.68 (7'10" x 5'6")

White suite comprising bath with shower attachment, low level flush WC and pedestal hand basin. Part tiled walls. Heated towel rail. Obscure double glazed window to side.

## OUTSIDE

### FRONT GARDEN

Picket fence. Gate and pathway to front door.

### LARGE REAR GARDEN 24.38 x 10.67 (80'0" x 35'0")

Paved patio area leading to lawn. Outside water tap.

## 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

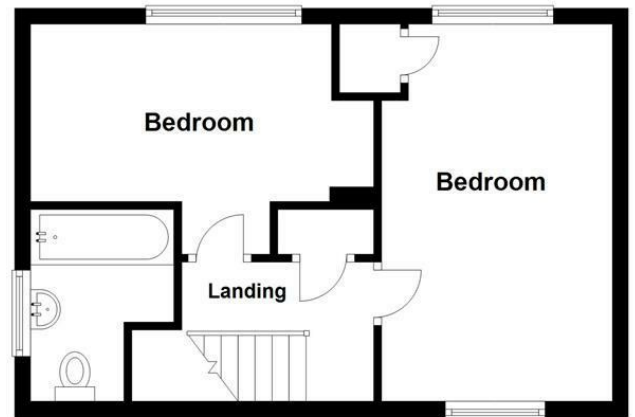
### Ground Floor

Approx. 52.2 sq. metres (561.4 sq. feet)



### First Floor

Approx. 35.9 sq. metres (386.6 sq. feet)



Total area: approx. 88.1 sq. metres (948.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Plan produced using PlanUp.

**Plashes Close**

**Tenure:** Freehold

**Council Tax Band:** C

**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](http://www.oliverminton.com)**

### Energy Efficiency Rating

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

**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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