



**Oliver  
Minton**  
*Sales & Lettings*

**17 Regal Close,  
Standon**

**Herts SG11 1QJ**

**Offers In Excess Of £420,000**

Oliver Minton Village & Rural Homes are delighted to present this 3 bedroom end-of terrace house with garage & parking, located in a peaceful cul-de-sac in Standon. Features include: double glazing throughout, gas heating to radiators, entrance porch, downstairs cloakroom, kitchen/dining room, living room, 3 bedrooms, bathroom, driveway parking, garage and rear garden.

Standon is an ideal location for those looking for village life, yet still wish to be within close proximity of good rail and road links. The pretty High Street is close by and has a number of family run businesses including a bakers, post office/convenience store and hairdressers. There are two pubs as well as a village hall and St Mary's parish church.







## ACCOMMODATION

Front door opening to entrance hall.

## ENTRANCE HALL

Doors to living room and downstairs cloakroom.

## CLOAKROOM

Low level flush WC. Hand basin.

## LIVING ROOM 5.2 x 4.6 (max) (17'0" x 15'1" (max))

Double glazed bay window to front. Wood laminate flooring. Stairs to first floor. Door through to:

## KITCHEN/DINING ROOM 4.57 x 2.73 (14'11" x 8'11")

Double-glazed windows overlooking the rear garden. Matching range of modern wall and base units with laminated rolled edge work surface over with inset stainless steel bowl sink unit, with mixer tap over. Tiled splash-backs, plumbing for washing machine, space for fridge/freezer. Electric oven and 4 hob rings with extractor over. Radiator, laminate floor covering. Dining area with doors to garden.

## FIRST FLOOR







## LANDING

Doors to bedrooms and bathroom. Loft access hatch.

## BEDROOM ONE 4.2 into wardrobe x 2.6 (13'9" into wardrobe x 8'6")

Double glazed windows to front. Radiator. Built-in wardrobe.

## BEDROOM TWO 3.03. x 2.6 (9'11". x 8'6")

Double glazed windows to rear. Radiator.

## BATHROOM 1.96 x 1.94 (6'5" x 6'4")

Tiled floor. Tiled walls. Double glazed frosted window. Low level WC. Pedestal wash hand basin with chrome mixer tap. Bath with electric power shower. Shower screen.

## BEDROOM THREE 2.9 x 2.0 (9'6" x 6'6")

Double glazed windows to front. Radiator.



## OUTSIDE

### FRONTAGE

### REAR GARDEN

Low maintenance, attractive rear garden. Fully enclosed by panelled fencing with side access out to the garage and parking. Outside tap.

### GARAGE AND DRIVEWAY

Driveway with space for multiple vehicles leading to garage with power.

## SERVICES

Mains services connected: Mains water, drainage, electricity and gas. Mains gas fired boiler.

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

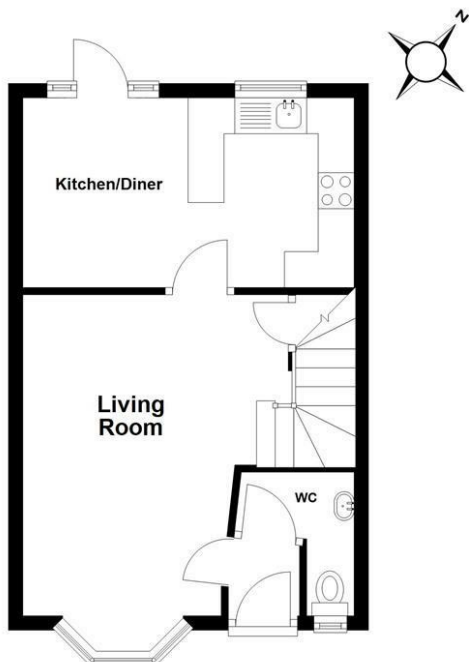


## MORTGAGE ADVICE

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

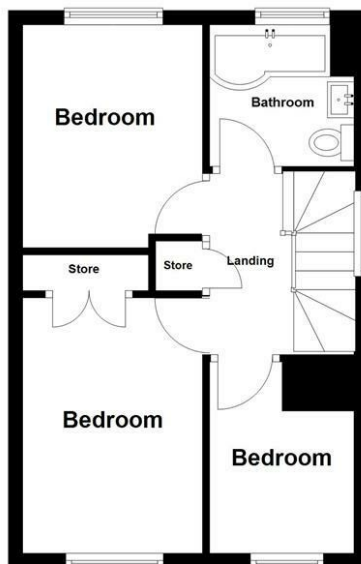
### Ground Floor

Approx. 33.4 sq. metres (359.2 sq. feet)



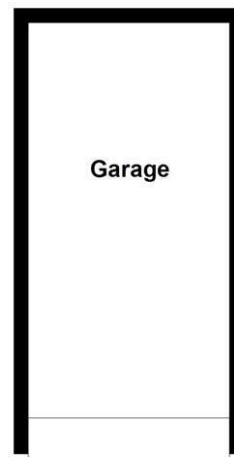
### First Floor

Approx. 34.1 sq. metres (367.4 sq. feet)



### Garage

Approx. 16.2 sq. metres (174.8 sq. feet)



Total area: approx. 83.7 sq. metres (901.4 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using PlanUp.

**Regal Close**

**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
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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