



**Oliver  
Minton**  
*Sales & Lettings*

**9 Vicarage Close,  
Standon**

**Herts, SG11 1QP**

**Offers In The Region Of £620,000**

Oliver Minton Village & Rural Homes are pleased to offer this spacious 4 bedroom detached family house requiring some improvements and situated in a great location, tucked away at the end of this popular cul-de-sac, within walking distance of Standon High Street, Roger De Clare First School & Nursery, Ralph Sadleir Middle School and the recreation ground. With approximately 1800 sq ft of accommodation, features include 3 reception rooms, cloakroom, kitchen/breakfast room, en-suite shower room and family bathroom, single garage with further off-street parking for 3/4 cars and a good size, enclosed rear garden.







**Oliver Minton**  
Village & Rural Homes



### **HALLWAY**

uPVC double glazed front door. Wood laminate floor. Radiator. Staircase to first floor. Coat hanging space. Door to Lounge and door to

### **LIVING ROOM 5.31m x 4.60m (17'5 x 15'1)**

Double glazed bow window to front. Radiator. Double doorway opening to:

### **DINING / PLAYROOM 5.18m x 2.67m (17'0 x 8'9)**

Dual aspect uPVC double glazed windows to front and side. Wood laminate floor. Radiator.

### **DINING / FAMILY ROOM 5.36m x 5.18m narrowing to 2.72m (17'7 x 17'0 narrowing to 8'11)**

An L-shaped room with double glazed sliding patio doors to rear garden and double glazed window to rear. Radiator. Side door to Kitchen. Door to:

### **INNER LOBBY**

Shelved storage recess. Door to:







## CLOAKROOM

White WC and wash hand basin with cupboard under. High ceiling with skylight window. Radiator.

## KITCHEN / BREAKFAST ROOM 5.64m x 3.33m (18'6 x 10'11)

Range of fitted wall and base units and matching island breakfast bar/work surface with cupboards and drawers below. Woodblock work surfaces incorporating sink unit. Inset induction hob with extractor hood above. Built-in 'Hotpoint' electric double oven. Plumbing for dishwasher. Integrated fridge. Radiator. Space for large fridge/freezer. uPVC double glazed double doors to Conservatory.

## LEAN-TO CONSERVATORY 3.20m x 2.21m (10'6 x 7'3)

Brick base, with double glazed windows and double doors to rear garden.

## FIRST FLOOR LANDING

Door to built-in airing cupboard housing wall-mounted 'Vaillant' combination gas fired boiler. Access hatch to loft.



## BEDROOM ONE 5.08m x 2.84m including wardrobes (16'8 x 9'4 including wardrobes)

Double glazed window to front. Radiator. Wood laminate floor. Fitted double wardrobes and storage cupboards above bed recess. Door to:



## EN-SUITE SHOWER ROOM 1.96m x 1.75m (6'5 x 5'9)

## BEDROOM TWO 3.76m x 3.28m including wardrobes (12'4 x 10'9 including wardrobes)

uPVC double glazed window to front. Radiator. Fitted open wardrobes with hanging space and drawers.



## BEDROOM THREE 3.18m max x 3.05m (10'5 max x 10'0)

uPVC double glazed window to rear. Radiator. Fitted open wardrobe with hanging space and drawers.

## BEDROOM FOUR 2.41m x 2.13m (7'11 x 7'0)

uPVC double glazed window to front. Radiator.



## **FAMILY BATHROOM 3.48m x 1.93m (11'5 x 6'4)**

White bath with shower above and glazed shower screen, WC and pedestal hand basin. 2 uPVC double glazed obscure windows. Radiator.

## **OUTSIDE**

Gated side accessway.

## **FRONT DRIVEWAY**

Off-street parking to front and in front of garage, for 3/4 cars.

## **GARAGE**

Double doors to front.

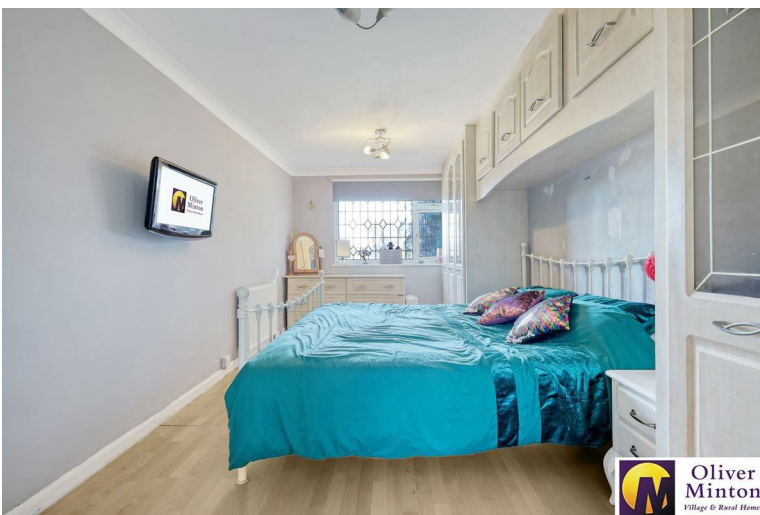
## **ENCLOSED REAR GARDEN 13.11m x 12.19m (43'0 x 40'0)**

A good size rear garden with full width patio area and steps up to lawn. Enclosed by panelled fencing. Timber garden outbuilding.

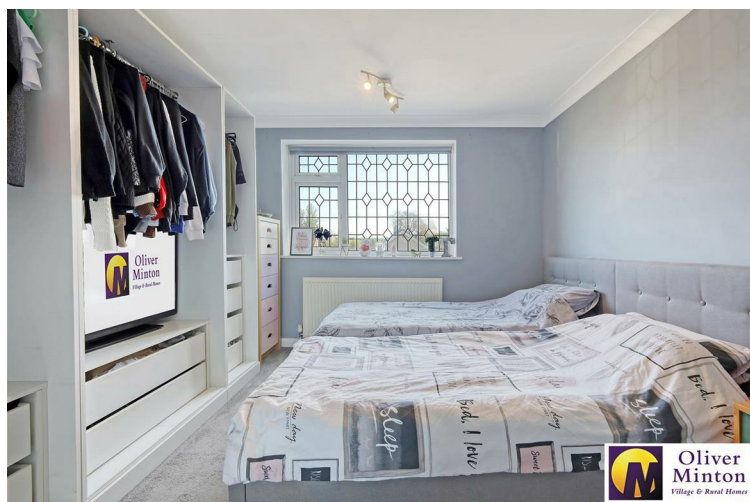
## **AGENTS NOTES**

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  
1152 sq.ft. (107.0 sq.m.) approx.



1ST FLOOR  
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 1798 sq.ft. (167.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Tenure:** Freehold

**Council Tax Band:** F

**Viewing Arrangements:**

Strictly by appointment


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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>		<b>75</b>
(55-68) <b>D</b>	<b>58</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 

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