



**Oliver
Minton**
Sales & Lettings

**14 Gauldie Way,
Standon**

Hertfordshire SG11 1QD

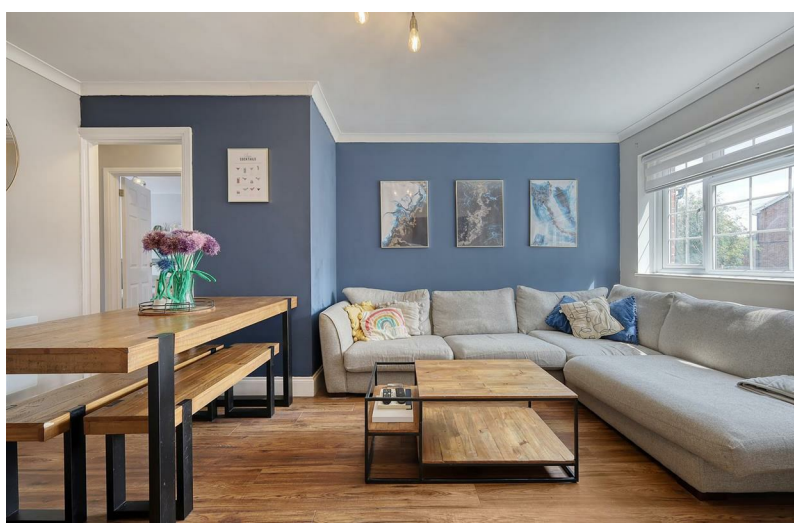
Price Guide £289,995

A SPACIOUS GROUND FLOOR MAISONETTE WITH DIRECT ACCESS TO ITS OWN PRIVATE REAR GARDEN, GARAGE EN-BLOC AND A VERY LONG LEASE.

A well appointed maisonette offering beautifully presented accommodation throughout that comprises: Entrance porch, living room, modern fitted kitchen, two bedrooms and a contemporary bathroom. Other benefits include Upvc double glazing, modern electric panel heating and personal side access to garden.

This maisonette presents an excellent opportunity for first-time buyers, downsizers, or anyone looking for a comfortable and manageable single-storey home, with the added benefit of a private garden.

The property benefits from 948 years remaining on the lease.





ACCOMMODATION

Front door opening to:

ENCLOSED PORCH

Wood laminate flooring. Electric meter cupboard. Door to:

LIVING/DINING ROOM 4.78m x 4.09m max (15'8" x 13'5" max)

Double glazed window to front. Wood laminate floor. Slimline electric panel radiator. Ample space for a dining table. Door to Inner Hall. Door to:

KITCHEN 3.70m x 2.51m (12'1" x 8'2")

Fitted with a range of modern, soft closing high gloss units, complemented by granite worksurfaces and up-risers. Inset stainless steel sink with handheld flexible shower tap. Built-in 'Bosch' electric oven/grill with 'Belling' electric induction hob over and matching granite splash-back. Stainless steel illuminated extractor canopy above. Tall larder unit and adjacent integrated tall fridge/freezer. Integrated washing machine. Double doors to large recessed storage cupboard. Slimline electric radiator. Wood laminate floor. Double glazed window to rear and door leading directly out to the enclosed rear garden.



INNER HALL

Large recessed airing cupboard housing hot water cylinder. Doors leading off to the bedrooms and bathroom.

BEDROOM ONE 4.02m up to wardrobes x 2.84m (13'2" up to wardrobes x 9'3")

Double glazed window to rear. Electric panel radiator. Comprehensive range of built-in double wardrobes to one wall.

BEDROOM TWO 4.02m 1.70m (13'2" 5'6")

Double glazed window to front. Electric panel radiator. Door to recessed storage/wardrobe cupboard.



BATHROOM 2.77m x 1.45m (9'1 x 4'9)

Contemporary suite: Panel enclosed bath with overhead 'rainfall' shower head and glazed shower screen. Vanity wash hand basin set in countertop with cupboards below. Low level w.c. with concealed cistern. Wall mounted mirror fronted cabinet. Chrome heated towel rail. Complementary tiling to walls and floor. Extractor fan. Frosted double glazed window.

EXTERIOR

Open plan front garden which is laid to lawn. Pathway to front door. Side walkway with gated access to private rear garden.

REAR GARDEN 7.62m x 6.40m approx (25' x 21' approx)

The door from the kitchen gives direct access to this well tended and private rear garden. The current owner has just recently replaced all the close board fence panels. Laid to lawn with raised sleeper flower and shrub beds, there is a large decked seating area, ideal for outside dining in the warmer weather. Large timber garden shed with power and light to remain. Outside water tap. Side access gate.



GARAGE EN-BLOC

Up and over door. Power and light connected. (Garage is second on the right).

TENURE

Tenure: Leasehold

Lease: 999 years from 1974 - 948 years remaining.

Service Charge : £1807.44 PA

Ground Rent : £45 PA

SERVICES

Mains services connected: Mains drainage, sewerage and electricity.

Heating provided by modern electric panel radiators.

Appliances are untested.

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



Ground Floor

Approx. 64.1 sq. metres (689.6 sq. feet)



Total area: approx. 64.1 sq. metres (689.6 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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Gauldie Way

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

Tenure: Leasehold

Council Tax Band: C

Viewing Arrangements:

Strictly by appointment

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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