



**Oliver
Minton**
Sales & Lettings

**5 Aston Road,
Standon**

Hertfordshire SG11 1PX

Price Guide £520,000

Having been the subject of considerable improvement during the seller's ownership, this lovely family home sits on a wide plot, with a detached garage, large, timber clad brick built outbuilding and lovely landscaped rear garden, with some fabulous views over East Herts countryside beyond.

There is further scope to extend should an incoming buyer wish to do so. (subject to the usual planning consents)

The stylish accommodation is beautifully presented with a modern neutral decor and features gas central heating and double glazing throughout. The layout comprises: Entrance hall, living room, superb kitchen/dining room; complete with integrated appliances and downstairs cloakroom/W.C. Upstairs there are three bedrooms and a contemporary family bathroom.

Standon is a highly sought after village just to the north of Ware. Just a short walk away from the house are recreational grounds, a community centre and well regarded first and middle schools.

The pretty High Street offers family run businesses that include a village store/ sub-post office and bakers, plus two public houses and the parish church.

Pearces Farm Shop sits on the outskirts of the village, with an excellent cafe and offers pick-your-own fruit in the summer.

For the commuter, stations in Ware and Bishops Stortford are around 6 miles distant, serving London Liverpool St. and Stratford East.



Accommodation

Front door opening to:

Hall

Stairs rising to first floor. Double glazed window to side. Radiator. Door to:

Living Room 5.19m into bay x 4.69m max (17'0" into bay x 15'4" max)

Lovely light and bright room with wide double glazed bay window to front. Radiator. Built-in shelving. Two radiators. Quality wood laminate flooring. Door to:

Kitchen/Dining Room 5.63m x 3.43m > 2.29m (18'5" x 11'3" > 7'6")

Superbly fitted with a modern range of 'midnight blue' wall and base units with clean contemporary white worksurfaces and matching splash backs. Full range of integrated appliances to include: Fan oven and separate grill, induction hob with extractor fan above, tall fridge/freezer, dishwasher, washing machine and tumble dryer. Inset sink with mixer tap. Double glazed window to rear. The dining area has ample space for a table and chairs. Double glazed full height window to side and double doors opening to the garden. Quality laminate flooring features throughout the room. Door to:



Guest Cloakroom/W.C

Modern white suite: Low flush w.c. Wall mounted wash hand basin. Wood laminate flooring. Frosted double glazed window.

First Floor

Landing with double glazed window to side. Loft hatch with pull down ladder. Loft is boarded with power and light connected and also houses the 'Vaillant' gas fired boiler.

Bedroom One 3.83m x 3.25m (12'6" x 10'7")

Double glazed window to front. Radiator.

Bedroom Two 3.72m x 2.97m (12'2" x 9'8")

Double glazed window to rear with lovely views across the surrounding countryside. Radiator. Recessed storage cupboard.

Bedroom Three 2.63m x 2.17m (8'7" x 7'1")

Double glazed window to front. Radiator. Built-in over stairs wardrobe cupboard.

Bathroom

Contemporary white suite: Deep oversize bath with mixer tap and shower attachment. Vanity wash hand basin with cupboard below. Low flush w.c. with concealed cistern. Heated towel rail. Complementary tiling to walls and floor. Frosted double glazed window.

Exterior

To the front of the house there is a brick paved and gravel drive providing parking for two vehicles, which in turn leads to the garage. Double wooden gates leading to the rear.

Garage

Detached single garage with electronically operated roller shutter door. Power and light connected. Personal door opening to the rear garden.

Rear Garden

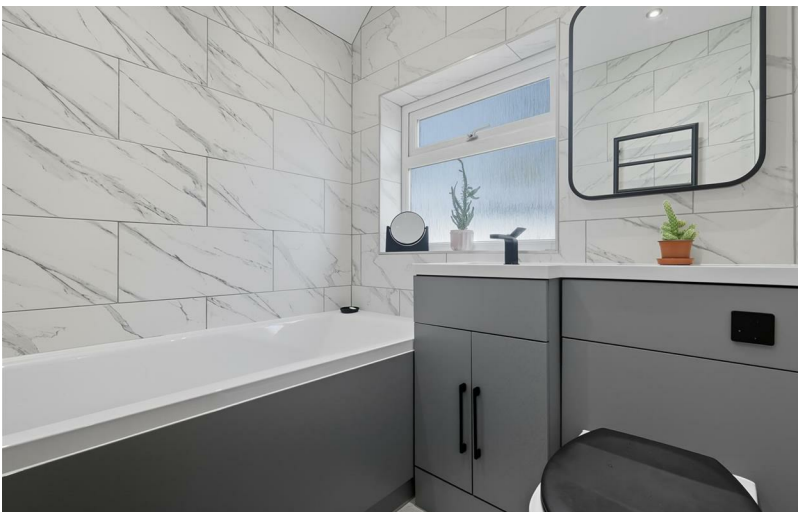
Landscaped, well planned rear garden. Enclosed to all boundaries. To the immediate rear are steps down to a full width, flagstone terrace, ideal for outdoor entertaining. Flower/shrub beds are retained by sleepers and take you down to a lawned area. To the far rear, there is a 'safe surface' play area for the children.

Outbuilding 3.31m x 2.33m (10'10" x 7'7")

Timber clad, brick built outbuilding with Upvc double glazed window and door. Power and light connected.

Services

All mains services connected. 'Vaillant' gas fired combination boiler serving domestic hot water and heating to radiators. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>





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.

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Aston Road

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Tenure: Freehold

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		83
(69-80) C		
(55-68) D	56	
(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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