



**Oliver  
Minton**  
*Sales & Lettings*

**3 Regal Close,  
Standon**  
**Herts, SG11 1QJ**  
**Guide Price £375,000**

Oliver Minton Village & Rural Homes are delighted to bring to market this well appointed, end-of-terrace house. The property benefits from a secluded low maintenance rear garden, driveway parking, gas central heating and double glazing throughout. Accommodation comprises: entrance hall, living room, kitchen/dining room plus two bedrooms and family bathroom upstairs.

Standon is one of East Hertfordshire's most desirable locations with a great village community. It is perfect for those who are looking for village life, yet still within proximity of good rail and road links. The village schools, doctors surgery, community centre, playing fields and picturesque High Street are a short walk away and has a number of family run businesses including a bakers/coffee shop, post office and convenience store. There are two public houses as well as a village hall and St Mary's parish church. A must-view!







### Entrance Hallway

Front door. Stairs to first floor. Covered radiator. Part-glazed door leading into:

### Living Room 4.52 x 3.0 (14'9" x 9'10")

Double glazed window to front. Wood laminate floor. Radiator. Door to understairs cupboard. Leading to:

### Excellent Kitchen/Dining Room 3.9 x 2.38 (12'9" x 7'9")

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, Neff electric oven and 4 hob rings with extractor over. Wine cooler. Radiator, wood laminate flooring. Dining area with doors to garden.



### First Floor

#### Landing

Doors to bedrooms and bathroom. Loft access hatch.





### **Bedroom One 3.93 max x 2.82 (12'10" max x 9'3")**

Double glazed windows to front. Built in wardrobes with mirror sliding doors. Built-in over-stairs linen cupboard. Radiator.

### **Bedroom Two 3.46 x 2.06 (11'4" x 6'9")**

Double glazed window to rear. Covered radiator. Built in wardrobes.

### **Attractive Bathroom 2.38 x 1.45 (7'9" x 4'9")**

Modern, updated white suite: Panel enclosed bath with mixer tap and over bath shower attachment. Low flush WC. Vanity wash basin with storage drawer below. Wall mounted vanity unit. Ladder style heated towel rail. Tiled flooring and walls. Double glazed obscure window to rear. Extractor fan. Inset spotlights to ceiling.



### **Outside**

#### **Rear Garden**

Low maintenance, attractive rear garden. Side access to driveway. Outside tap.

#### **Driveway Parking**

Driveway to the side of the property with space for two vehicles.



### **Services**

All mains services connected. Gas fired boiler serving domestic hot water and heating to radiators.

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







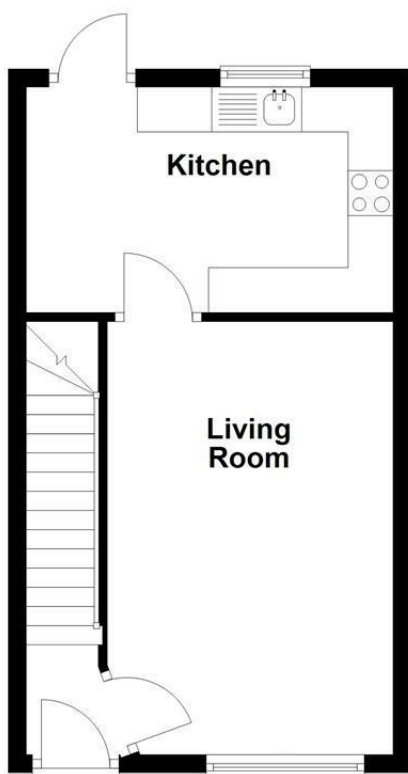


## MORTGAGE ADVICE

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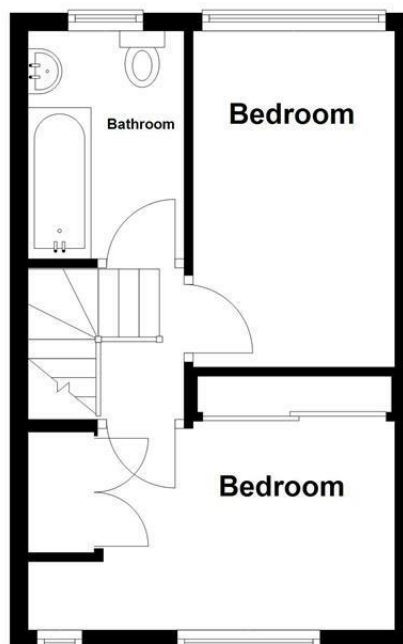
## Ground Floor

Approx. 30.2 sq. metres (325.5 sq. feet)



## First Floor

Approx. 27.1 sq. metres (292.1 sq. feet)



Total area: approx. 57.4 sq. metres (617.6 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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**Regal CI**

**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) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>71</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

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