



**Oliver
Minton**
Sales & Lettings

**46 Stortford Road,
Standon**

Herts SG11 1LX

Asking Price £485,000

Oliver Minton Village & Rural Homes are delighted to offer this attractive Victorian bay-fronted semi-detached house which has been extended by the present owners and offers stylishly presented family accommodation, with the benefit of parking for 2 vehicles to the rear. With gas central heating to radiators and double glazing, the accommodation comprises front sitting room with fireplace and log-burning stove, superb 28' open-plan through lounge/kitchen/diner, contemporary fitted ground floor bathroom, side entrance hall/study area and utility room, 3 first floor bedrooms and second floor bedroom four. The rear tiered garden is landscaped with patio areas, artificial lawn and timber outbuilding.





SITTING ROOM 3.91m into alcove x 3.23m into bay (12'10 into alcove x 10'7 into bay)

Composite front door with double glazed inserts. 'Karndean' floor. uPVC double glazed bay to front with sash windows. Fireplace with log burner and alcoves either side with base storage cupboard. Antique style radiator. Door to:





SUPERB OPEN-PLAN THROUGH LOUNGE/KITCHEN DINER 8.59m x 3.89m < 5.49m (28'2 x 12'9 < 18'0)

A lovely spacious family area with 'Karndean' flooring throughout. Lounge area leading to superb fitted Kitchen/Diner. Understairs storage cupboard. Antique style radiator. Side door to Inner Lobby. Large kitchen island with inset 'Butler' sink, integrated dishwasher and fridge. Range of further fitted wall, base and drawer units. Built-in 'Neff' electric double ovens and induction hob with extractor canopy above. Inset ceiling lights. Full width bi-fold double glazed doors to rear garden. 3 double glazed skylight windows in high ceiling over dining area. Door to:



ATTRACTIVE FAMILY BATHROOM

Electric underfloor heating. White suite comprising roll-top, claw foot bath with shower above and glazed shower screen, WC and upstand wash hand basin with cupboards under. uPVC double glazed obscure window. Part tiled walls. High ceiling with double glazed skylight. Extractor fan. Inset ceiling lights.

INNER LOBBY

Doorway to Utility Room. Exposed feature brick wall. 'Karndean' flooring. Staircase to first floor.



UTILITY ROOM & WC 2.26m x 1.35m (7'5 x 4'5)

Fitted storage cupboards. Exposed brick wall. Wooden work surface. Low level flush WC. Corner wash hand basin. Plumbing for washing machine and space for tumble dryer above. High ceiling with double glazed skylight window.

STUDY/SIDE ENTRANCE HALL 2.26m x 1.35m (7'5 x 4'5)

'Karndean' flooring. Front entrance door.



FIRST FLOOR LANDING

Staircase to second floor. Doors to Bedrooms 2, 3 & 4.

BEDROOM ONE 3.66m + alcoves x 2.62m (12'0 + alcoves x 8'7)

2 uPVC double glazed sash windows to front. 2 radiators. Alcove with fitted base storage cupboard. Door to recessed wardrobe cupboard. Floor to ceiling built-in wardrobes.



BEDROOM TWO 2.87m x 2.74m (9'5 x 9'0)

uPVC double glazed window to rear. Radiator.

BEDROOM THREE 2.51m x 2.39m (8'3 x 7'10)

uPVC double glazed window to rear. Radiator. (NB - This room was previously a bathroom and the plumbing has been left in situ in case future owners may wish to revert back.) Access to loft storage space.

SECOND FLOOR LANDING

Double glazed 'Velux' window. Doors to undereaves storage cupboard. Door to:

BEDROOM FOUR 2.72m x 1.88m (8'11 x 6'2)

(Restricted head height with sloping eaves). Double glazed 'Velux' window. Radiator. Undereaves storage cupboard.

OUTSIDE

N.B. Opposite the house in a cul-de-sac turning off Hawken Close, are some casual visitor parking bays.

FRONT GARDEN

With picket fencing and gate to front. Outside power point.

LANDSCAPED REAR GARDEN

Paved patio with retaining sleeper constructed walls and steps up to middle tier with artificial lawn and steps up to top level with timber garden shed and rear access gate to rear parking. Outside power point.

OFF-STREET PARKING

Parking area for 2 vehicles, accessed via service road to rear.

AGENTS NOTE

All mains services are connected with mains water, sewerage, electricity and gas central heating to radiators.

The house has a fitted security alarm system.

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



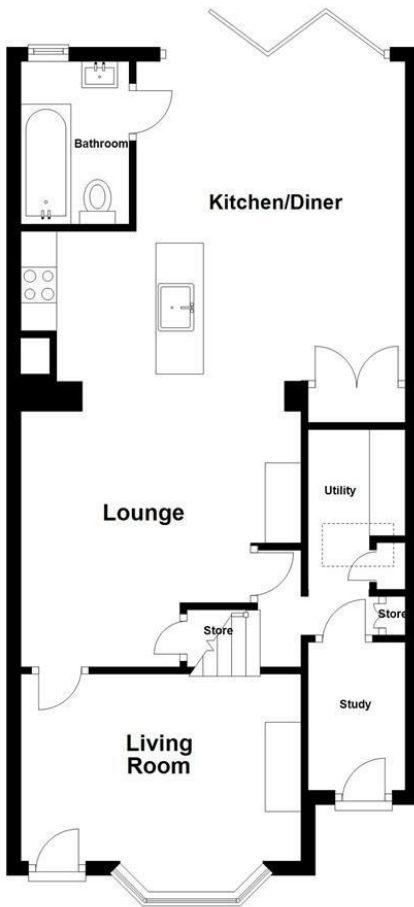


MORTGAGE ADVICE

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. 67.0 sq. metres (720.8 sq. feet)



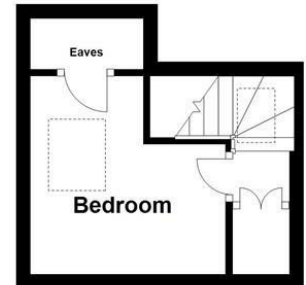
First Floor

Approx. 31.4 sq. metres (338.3 sq. feet)



Second Floor

Approx. 11.3 sq. metres (121.8 sq. feet)



Total area: approx. 109.7 sq. metres (1180.9 sq. feet)

Tenure: Freehold

Council Tax Band: D

Viewing Arrangements:

Strictly by appointment

28 High Street, Puckeridge, Hertfordshire, SG11 1RN

01920 822999

Email: puckeridge@oliverminton.com

View all our properties at www.oliverminton.com

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.

No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.