



Elliot Heath
ESTATE AGENTS

2 Standon Court, High Street
Guide Price £500,000

2 Standon Court

High Street, Ware

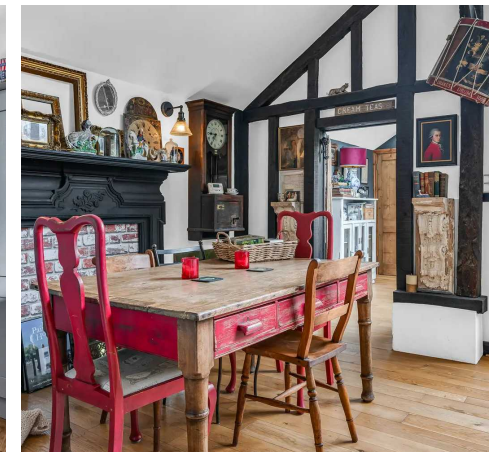
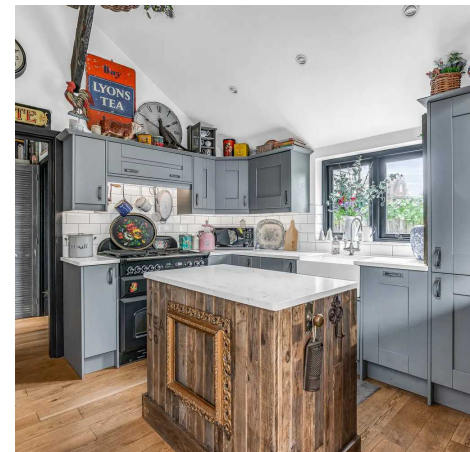
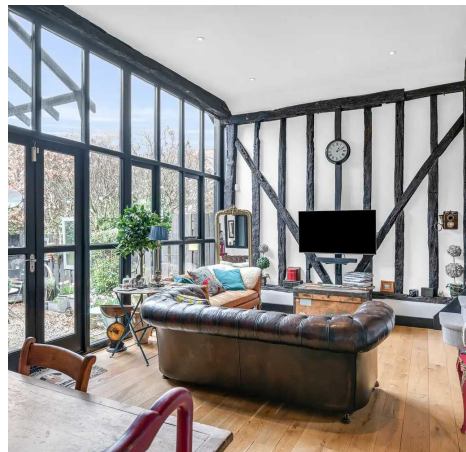
Stunning 2 bed barn conversion in sought-after village. Unique features incl. vaulted ceilings, full height windows, and exposed timbers. Private courtyard + shared communal gardens. Allocated parking. Shops nearby. Ware, Hertford ,Bishop's Stortford. 10 Minutes.

Council Tax band: D

Tenure: Freehold

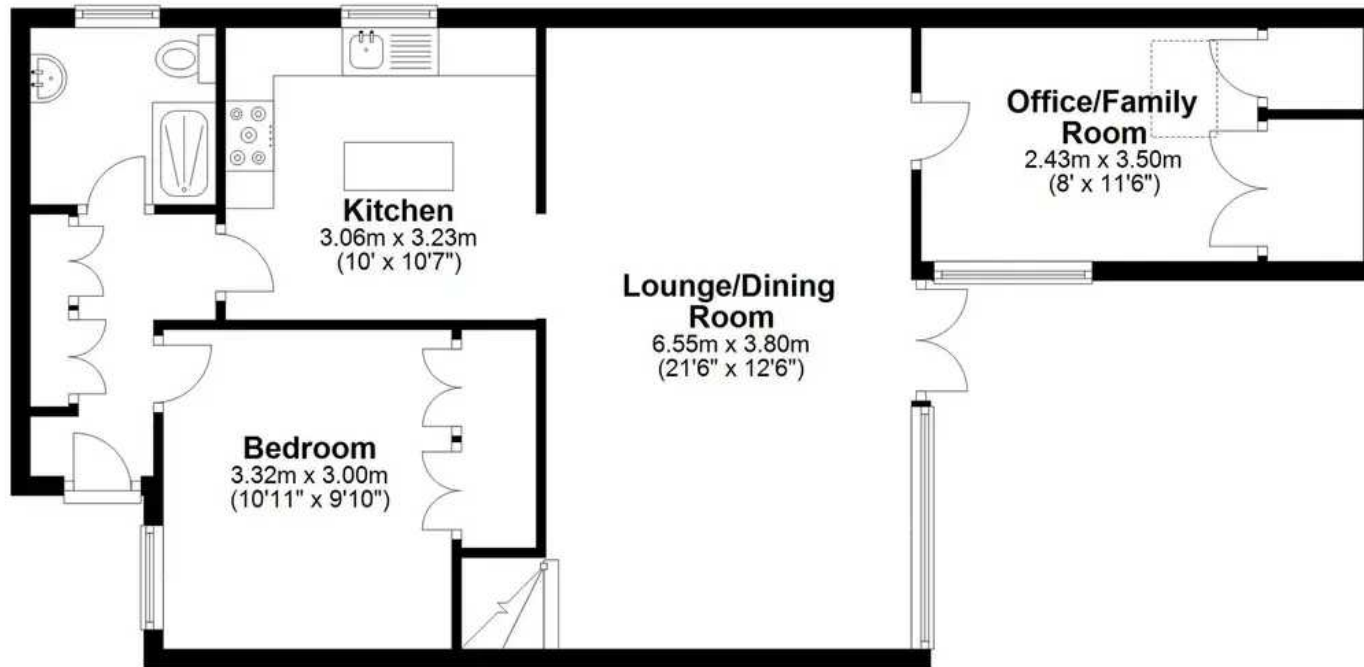
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



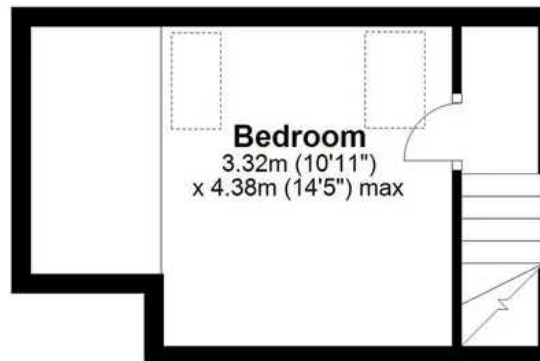
Ground Floor

Approx. 67.7 sq. metres (728.8 sq. feet)



First Floor

Approx. 16.5 sq. metres (177.4 sq. feet)



Total area: approx. 84.2 sq. metres (906.2 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk

Recessed Entrance Porch

With front entrance door to:

Entrance Hall

With Oak flooring, custom built storage cupboard, exposed timbers. Doors to:

Bedroom

10' 11" x 9' 10" (3.33m x 3.00m)

Double glazed window with fitted shutters, fitted wardrobe cupboards, exposed timbers, radiator.

Shower Room

Double glazed window with obscure glass. Fitted with a suite comprising walk in shower cubicle, wall hung wash hand basin, low flush w.c, heated towel rail, tiled splash back areas, tiled flooring.

Kitchen

10' 0" x 10' 7" (3.05m x 3.23m)

With double glazed window. Fitted with a range of wall and base storage units with work surfaces over incorporating a Butler style sink unit, Rangemaster cooker, integrated appliances, bespoke island unit, tiled splash back areas, Oak flooring, exposed timbers, radiator, open to:

Lounge/Dining Room

21' 6" x 12' 6" (6.55m x 3.81m)

An impressive room with vaulted ceiling and exposed timbers together with full height glazed windows and double doors overlooking the private westerly aspect courtyard garden, Oak flooring, two double radiators, stairs rising to first floor, door to:

Office/Family Room

8' 0" x 11' 6" (2.44m x 3.51m)

With full height double glazed window together with skylight window, vaulted ceiling, oak flooring, built in storage cupboards.

First Floor landing

With door to:

Bedroom

10' 11" x 14' 5" (3.33m x 4.39m)



First Floor landing

With door to:

Bedroom

10' 11" x 14' 5" (3.33m x 4.39m)

With two Velux windows, radiator, access to eaves storage, Oak flooring, exposed timbers and brickwork.





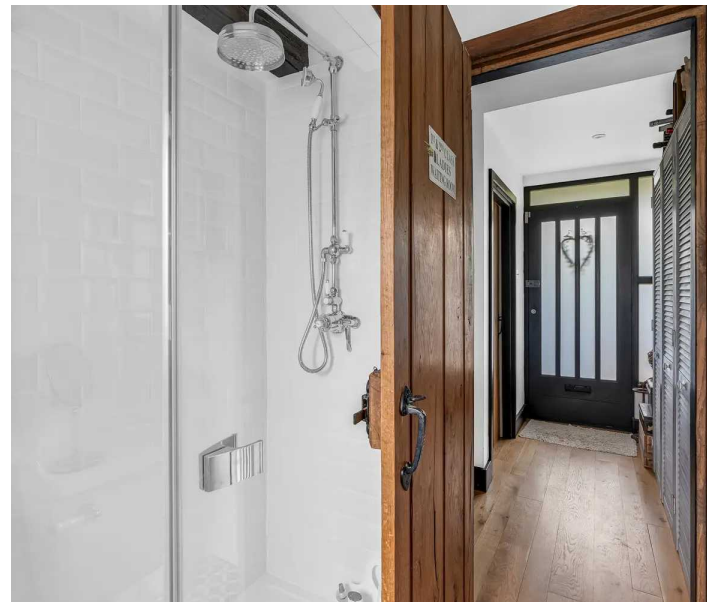
GARDEN

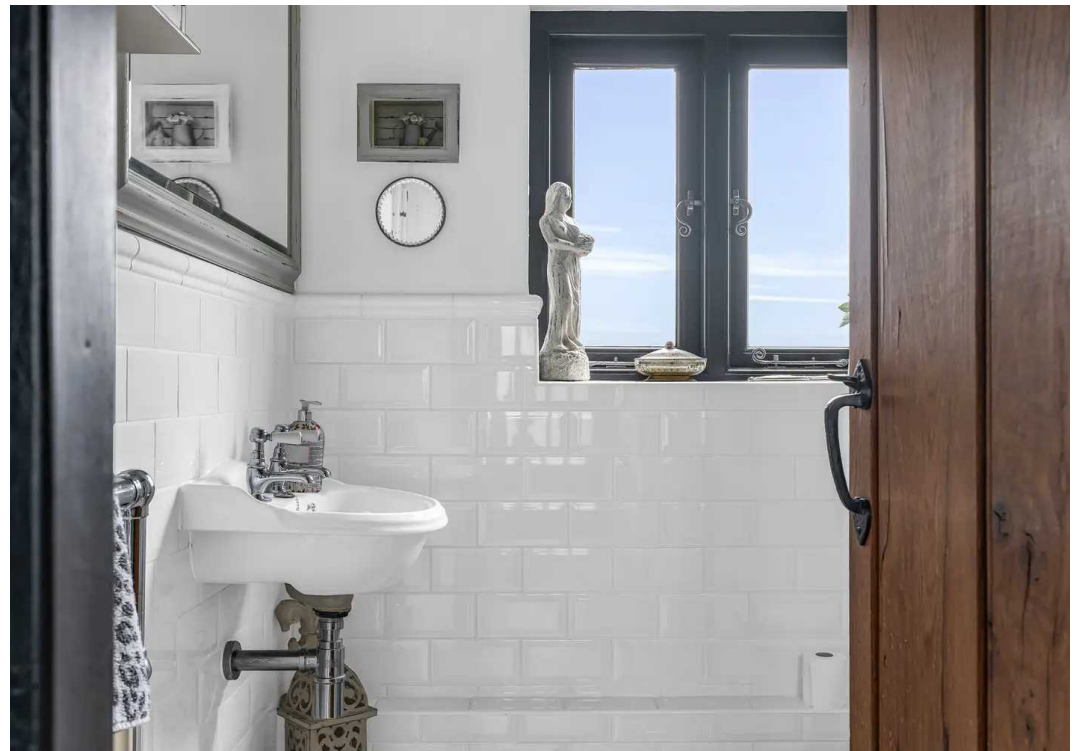
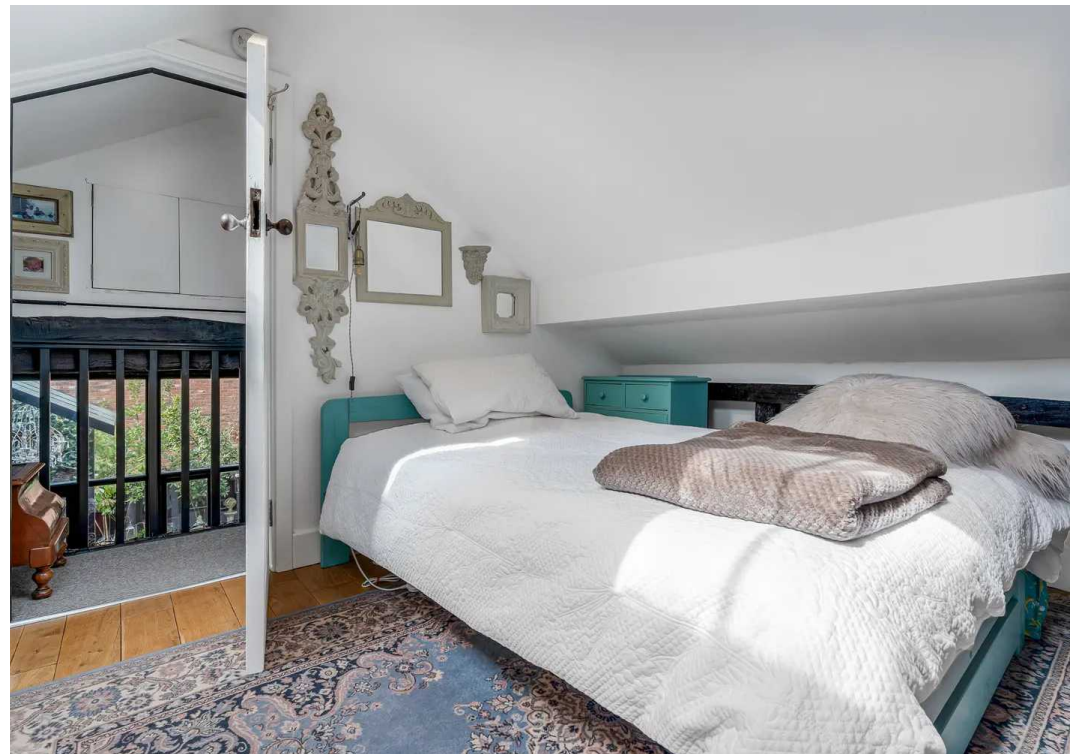
The property enjoys a westerly aspect private courtyard garden that is designed for low maintenance. Apart from its own private garden the property benefits from a shared ownership of a beautifully maintained communal garden that sides on to paddocks/meadows. The gardens are mainly laid to lawn and are bordered by well stocked flower and shrub beds with river frontage to the River Rib. The gardens enjoy a high degree of seclusion.

ALLOCATED PARKING

1 Parking Space

There is a private parking area for the seven properties in the development that offers an allocated parking space for each property plus visitors parking.







Elliot Heath Estate Agents

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