Elliot Heath
ESTATE AGENTS

8 Meadow Walk, Standon

Guide Price **£820,000**

8 Meadow Walk

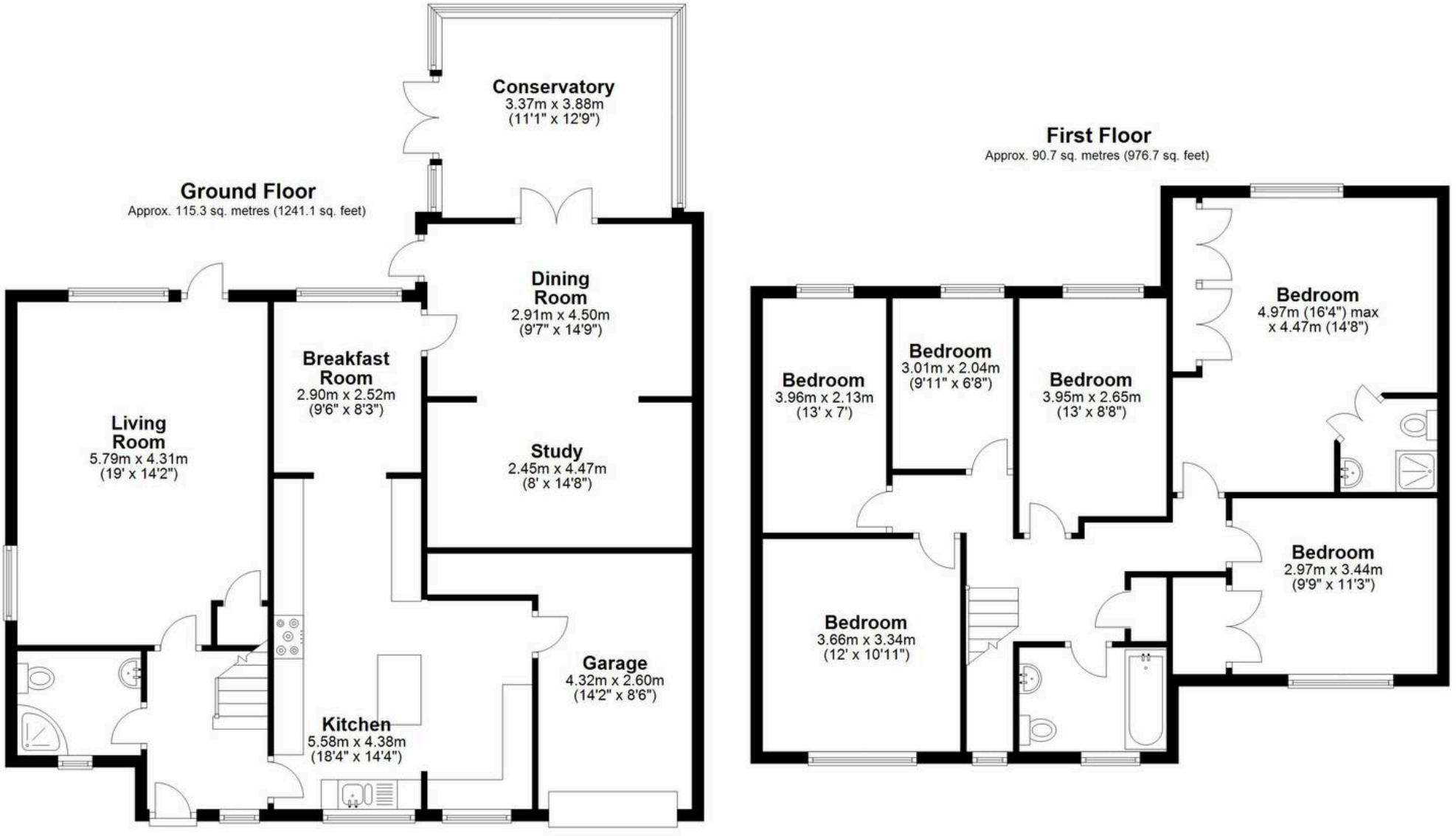
Standon, Ware

Spacious 6 bed detached family home in Standon village with large plot & impressive rear garden. Versatile layout includes living room, dining room, conservatory, garage & driveway. Close to Ware & Puckeridge amenities. Call Elliot Heath on 01920 293333 to view.
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Total area: approx. 206.0 sq. metres (2217.8 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

Entrance Hall
With double glazed window to front aspect, radiator, stairs rising to first floor landing, wood flooring, doors to:

Downstairs Shower Room
With double glazed window to front aspect with obscure glass. Fitted with a suite comprising wash hand basin, low flush wc, shower cubicle, tiled splash back areas, wood flooring, underfloor heating, radiator.

Living Room
19' 0" x 14' 2" (5.79m x 4.31m)
Dual aspect with double glazed windows to side and rear aspect together with a door giving access to the rear garden, two radiator, feature fireplace, wood flooring, built in storage cupboard.

Kitchen
18' 4" x 14' 4" (5.58m x 4.38m)
With two double glazed window s to front aspect and door to the integral garage. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, space for range style cooker, space for American style fridge/freezer, island unit/breakfast bar, integrated appliances, tiled splash back areas, tiled flooring, open to:

Breakfast Room
9' 6" x 8' 3" (2.90m x 2.52m)
With double glazed window to rear aspect, radiator, tiled flooring, door to:

Dining Room
9' 7" x 14' 9" (2.91m x 4.50m)
With door giving access to the rear garden and double doors to the conservatory, radiator, wood flooring, open to:

Study
8' 0" x 14' 8" (2.45m x 4.47m)
With radiator and wood flooring.

Conservatory
11' 1" x 12' 9" (3.37m x 3.88m)
Of brick and double glazed construction with double doors opening onto the rear garden, tiled flooring, radiator.

First Floor Landing
With double glazed window to front aspect, radiator, built in storage cupboard, doors to:

Bedroom One
16' 4" x 14' 8" (4.97m x 4.47m)
With double glazed window to rear aspect, radiator, fitted with a range of bedroom furniture, door to:

En Suite Shower Room
Fitted with a suite comprising shower cubicle, pedestal wash hand basin, dual flush wc, tiled splash back areas, wood effect flooring, tiled splash back areas, radiator.

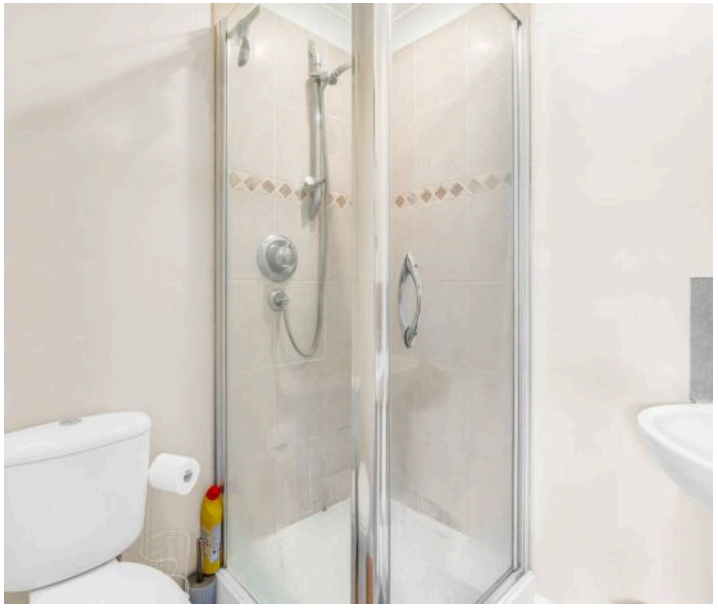
Bedroom Two
12' 0" x 10' 11" (3.66m x 3.34m)
With double glazed window to front aspect, radiator.

Bedroom Three
13' 0" x 8' 8" (3.95m x 2.65m)
With double glazed window to rear aspect, radiator.

Bedroom Four
9' 9" x 11' 3" (2.97m x 3.44m)
With double glazed window to front aspect, radiator, fitted wardrobe cupboards.

Bedroom Five
13' 0" x 7' 0" (3.96m x 2.13m)
With double glazed window to rear aspect, radiator.

Bedroom Six
9' 11" x 6' 8" (3.01m x 2.04m)
With double glazed window to rear aspect, radiator.



Bathroom

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising panel enclosed bath, vanity unit with inset wash hand basin, concealed cistern wc, fully tiled, heated towel rail.

Front Garden

The front garden is laid to lawn with matter shrub borders and gated access to the rear garden.

Rear Garden

A unique feature of this property is the deceptively spacious rear garden. With a heavily stocked patio seating area to the immediate rear of the property, hidden behind this is bridge over a tributary of the River Rib giving access to the large lawn beyond with mature tree and shrub borders and housing a large timber cabin with power connected and wood burning stove there is also a further outbuilding with power connected.

GARAGE

Single Garage

To the front the block paved driveway provides off street parking for numerous vehicles and access to the integral garage measuring approximately 4.32 x 2.60 (14'2 x 8'6) with up and over door to front aspect and personnel door to the kitchen.

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