



**Elliot Heath**  
ESTATE AGENTS

**12 High Street, Standon**  
Guide Price **£350,000**



# 12 High Street

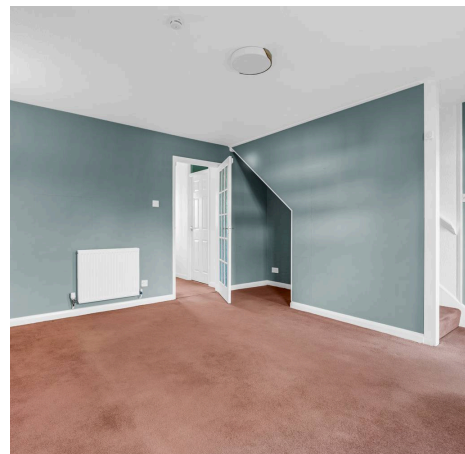
Standon, Ware

Charming 2-bed home in Standon village with garage, parking, west-facing courtyard garden. Chain free, fitted kitchen, gas central heating. Village amenities, schools nearby.  
Council Tax band: D

Tenure: Freehold

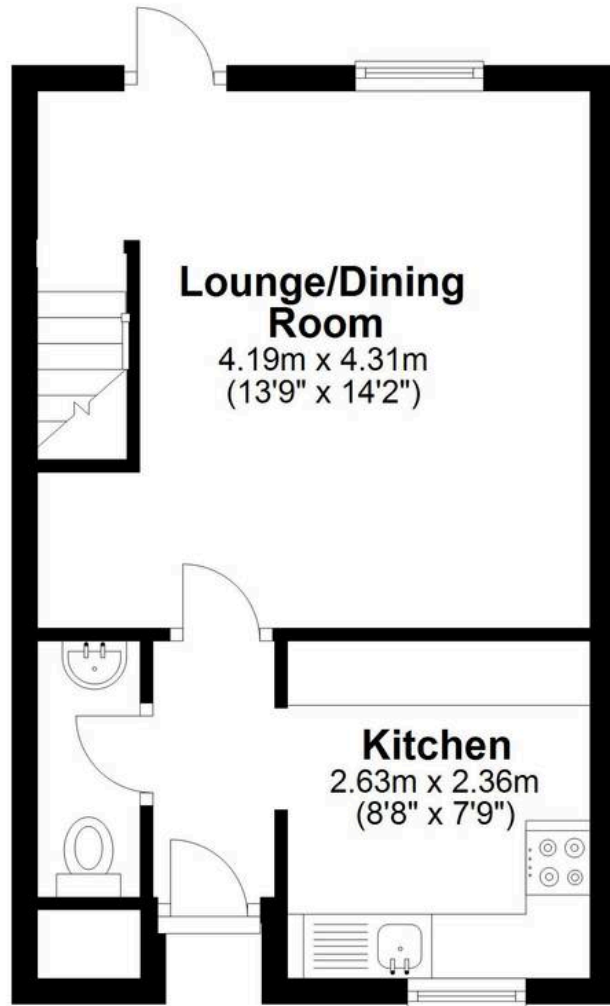
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



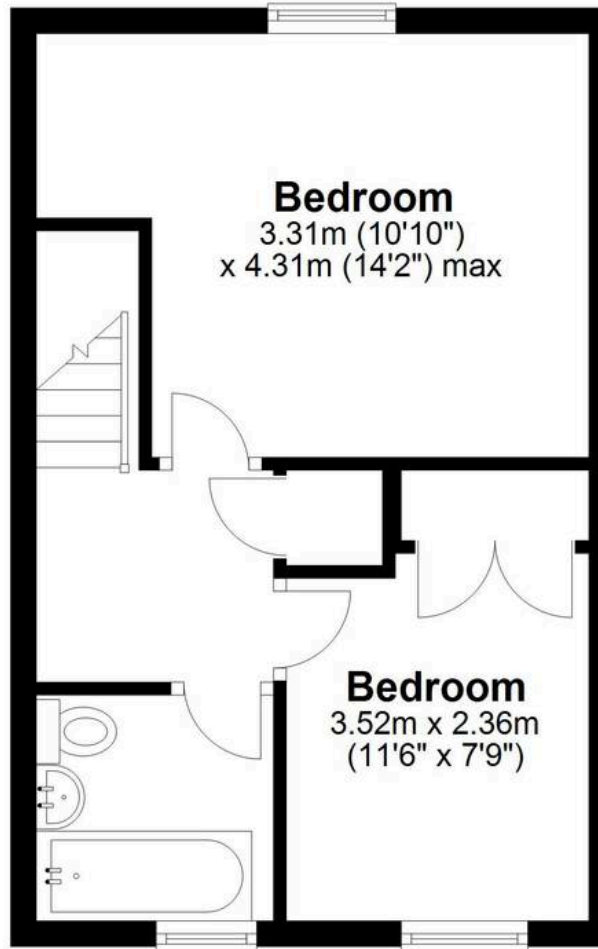
## Ground Floor

Approx. 29.2 sq. metres (314.1 sq. feet)



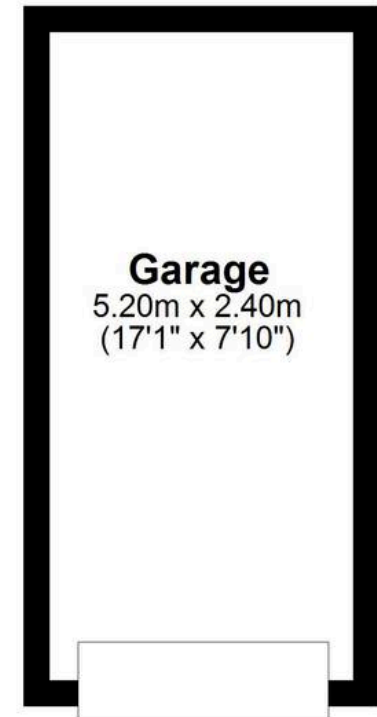
## First Floor

Approx. 29.9 sq. metres (321.4 sq. feet)



## Outbuilding

Approx. 12.5 sq. metres (134.3 sq. feet)



Total area: approx. 71.5 sq. metres (769.8 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.

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## Accommodation

Front entrance door to:

### Entrance Hall

With radiator and doors to:

### Downstairs WC

Fitted with a suite comprising dual flush wc, wash hand basin, tiled splash back areas, radiator. Boiler cupboard housing gas fired boiler and water softener.

### Kitchen

8' 8" x 7' 9" (2.63m x 2.36m)

With double glazed window to front aspect. Fitted with a range of wall and base storage units with works surfaces over incorporating a sink and drainer unit, built in double oven, hob with extractor over (not tested), appliance spaces, tiled splash back areas, tiled flooring, radiator.

### Lounge/Dining Room

13' 9" x 14' 2" (4.19m x 4.31m)

With double glazed door and window to rear aspect, stairs rising to first floor landing, two radiators.

### First Floor Landing

With airing cupboard and doors to:

### Bedroom One

10' 10" x 14' 2" (3.31m x 4.31m)

With double glazed window to rear aspect, radiator.

### Bedroom Two

11' 6" x 7' 9" (3.52m x 2.36m)

With double glazed window to front aspect, radiator, built in wardrobe cupboard.

### Bathroom

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, concealed cistern wc, tiled splash back areas, radiator.







## REAR GARDEN

Paved and gravel rear courtyard style garden with gated access to garage and parking located immediately to the rear. West facing and close boarded on all sides.

## GARAGE

Single Garage

Garage located to the rear of the property with up and over door, light and power connected measuring approximately 17'1 x 7'10 (5.20 x 2.40), with parking space in front of the garage.







## Elliot Heath Estate Agents

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