



Elliot Heath
ESTATE AGENTS

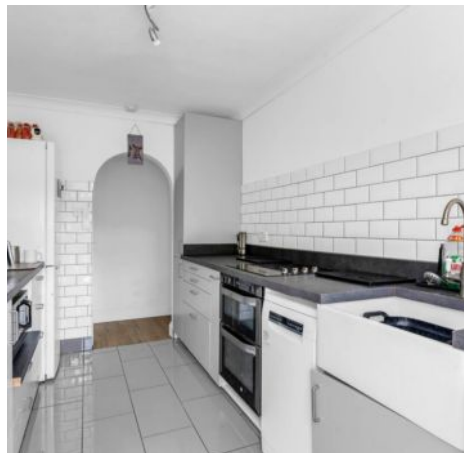
5 Gauldie Way, Standon
Guide Price **£275,000**

5 Gauldie Way

Standon, Ware

Spacious 2-bed maisonette in Standon village with private garden & garage. Generous living/dining, updated HVAC, well fitted kitchen, bathroom, double glazing. Close to amenities & major roads.
Council Tax band: C

Tenure: Leasehold





Ground Floor
Area: 65.7 m² ... 707 ft²

Total Area: 77.7 m² ... 837 ft²

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

Accommodation

Private front entrance door giving access to:

Entrance Hall

With built in storage cupboard, wood effect flooring, doors to:

Living/Dining Room

11' 11" x 15' 5" (3.64m x 4.71m)

With double glazed windows to rear aspect overlooking the garden, wood effect flooring, air conditioning/heating unit.

Kitchen

7' 11" x 12' 3" (2.41m x 3.74m)

With double glazed window to rear aspect and double glazed door leading out to a decked terrace. Fitted with a range of wall and base storage units with work surfaces over incorporating a Butler style sink unit, built in oven with hob over, appliance space, tiled splash back areas, tiled flooring, air conditioning/heating units.

Bedroom One

11' 11" x 15' 5" (3.64m x 4.71m)

With double glazed window to front aspect, built-in wardrobe cupboards to one wall with sliding doors, air conditioning/heating unit.

Bedroom Two

10' 5" x 10' 0" (3.17m x 3.04m)

With double glazed window to front aspect, wood effect flooring, built in storage cupboard.

Bathroom

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath, low flush W.C, pedestal wash hand basin, separate fully tiled shower cubicle with glazed sliding doors, tiled splash back areas, tiled flooring.





FRONT GARDEN

Neatly laid to lawn with pathway leading to front entrance door.

REAR GARDEN

The rear garden is a particular feature of the property with an extensively decked terrace, steps leading up to the main garden area which is laid to lawn with shrub borders, full height fencing to boundaries, outside water supply, outdoor double socket and a timber gated access to the rear.

GARAGE EN BLOC

1 Parking Space

Garage arranged en bloc close by.





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