



Elliot Heath
ESTATE AGENTS

46 Stortford Road, Standon

Guide Price **£485,000**

46 Stortford Road

Standon, Ware

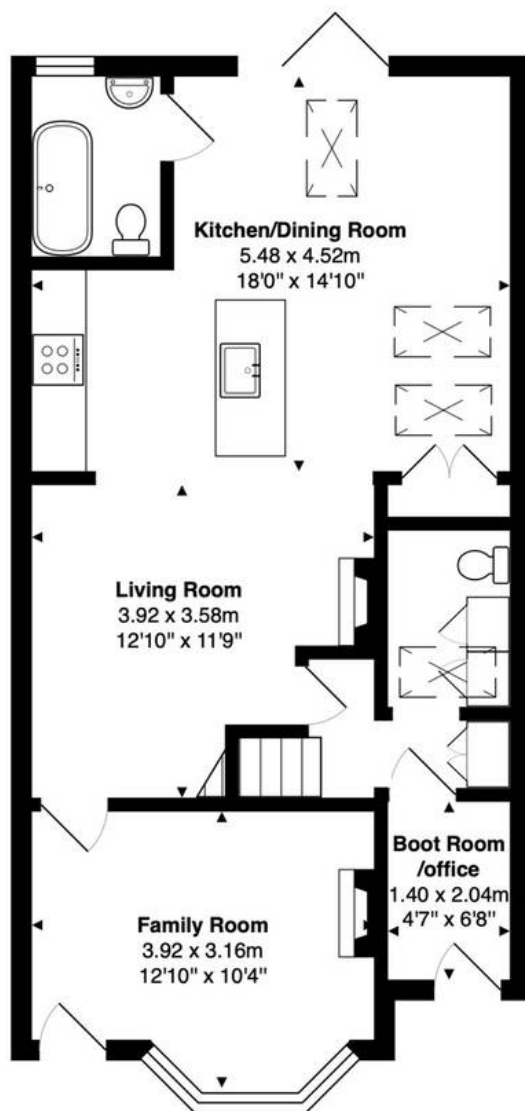
4-bed Victorian semi, with open plan living, family room, bathroom, utility, office, gas CH, DG, off-street parking, landscaped garden. Village location near Ware, schools & good transport links.
Council Tax band: D

Tenure: Freehold

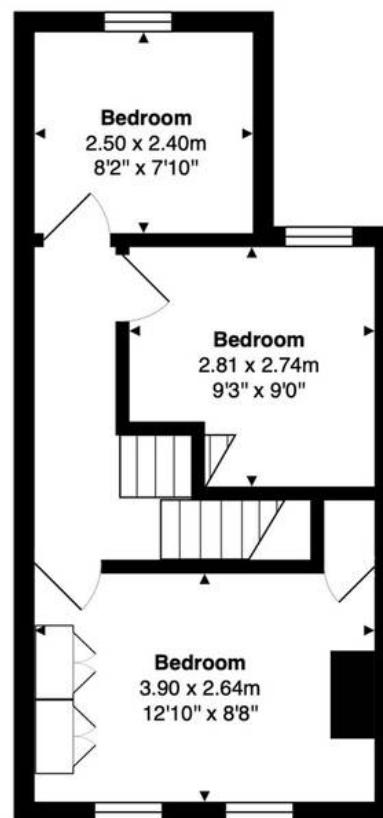
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

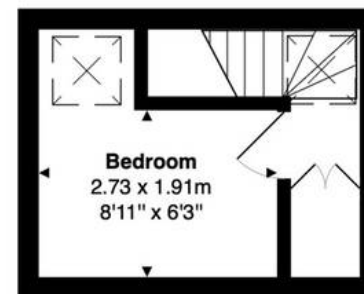




Ground Floor
Area: 60.3 m² ... 649 ft²



First Floor
Area: 30.9 m² ... 332 ft²



Second Floor
Area: 10.4 m² ... 112 ft²

Total Area: 101.6 m² ... 1094 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

Composite front door with double glazed inserts, to:

Family Room

12' 10" x 10' 4" (3.92m x 3.16m)

With Upvc double glazed bay sash window to front aspect, fireplace housing log burning stove, fitted storage cupboards to both alcoves, old school style radiator, Karndean flooring. Door to:

Living Room

12' 10" x 11' 9" (3.92m x 3.58m)

With understairs storage cupboard, old school style radiator, Karndean flooring, feature fireplace, door to inner lobby, open to:

Kitchen/Dining Room

18' 0" x 14' 10" (5.48m x 4.52m)

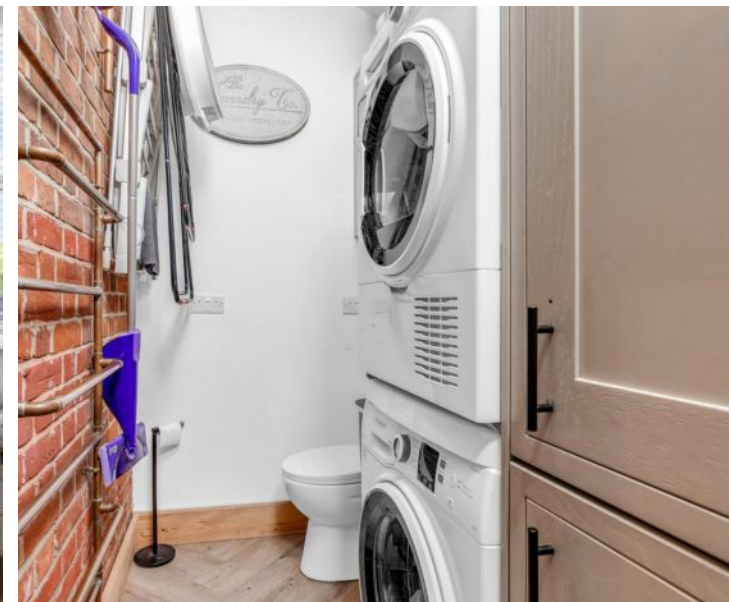
With full width bi-fold double glazed doors to the rear garden together with three double glazed skylight windows. Fitted with a range of wall and base storage units with wood work surfaces over incorporating a Butler style sink and drainer unit, fully integrated, tiled splash back areas, island unit, Karndean flooring, door to:

Bathroom

With Upvc double glazed window to rear aspect with obscure glass. Fitted with a suite comprising roll-top, claw foot bath with shower over and glazed shower screen, dual flush wc, vanity unit with inset wash hand basin, part tiled walls, high ceiling with double glazed skylight, extractor fan, inset ceiling lights, electric underfloor heating.

Inner Lobby

With exposed brick work, Karndean flooring, stairs to first floor landing, door to boot room/office and door to:



Utility Room/ WC

High ceiling with double glazed skylight window. Fitted with a range of storage units, wood work surfaces, appliance space, exposed brickwork, low flush wc, corner wash hand basin, heated towel rail, Karndean flooring.

Boot Room/Office

4' 7" x 6' 8" (1.40m x 2.04m)

With door giving access to outside, Kardean flooring, radiator.

First Floor Landing

With stairs to the second floor and doors to:

Bedroom One

12' 10" x 8' 8" (3.90m x 2.64m)

With two Upvc double glazed sash windows to front aspect, two radiators, alcove with fitted base storage cupboard, built in storage cupboard, fitted wardrobe cupboards.

Bedroom Two

9' 3" x 9' 0" (2.81m x 2.74m)

With Upvc double glazed window to rear aspect, radiator.

Bedroom Three

8' 2" x 7' 10" (2.50m x 2.40m)

With Upvc double glazed window to rear aspect, 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

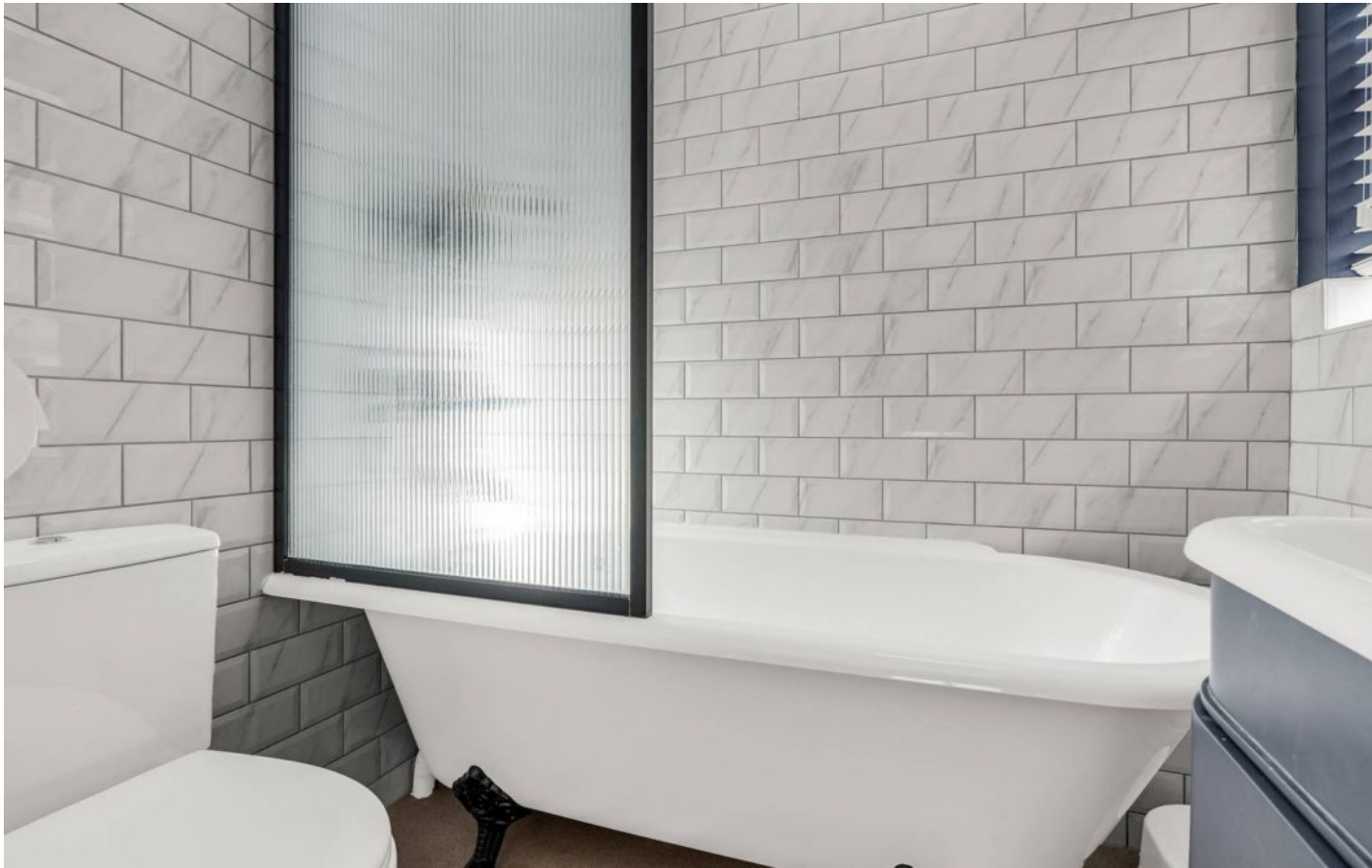
With double glazed Velux window, built in storage cupboard with hanging space. Door to:

Bedroom Four

8' 11" x 6' 3" (2.73m x 1.91m)

With double glazed Velux window, radiator, access to eaves storage.





FRONT GARDEN

With picket fencing and gate to front, outside power point.

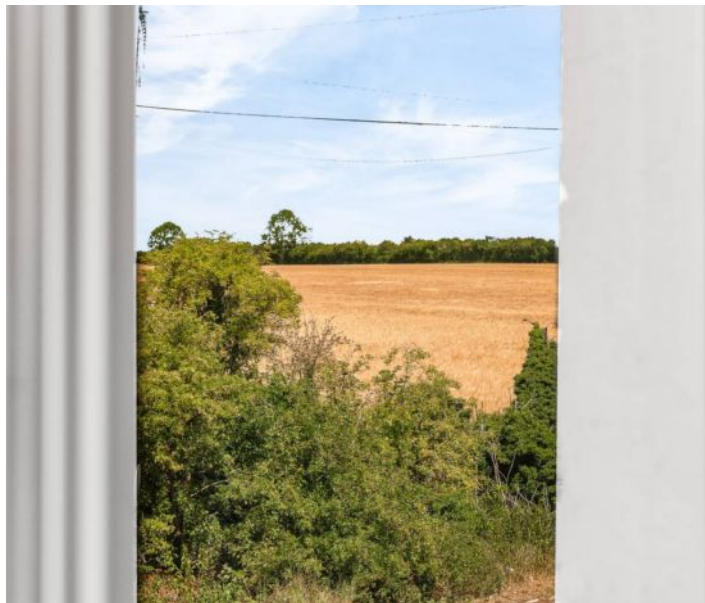
REAR GARDEN

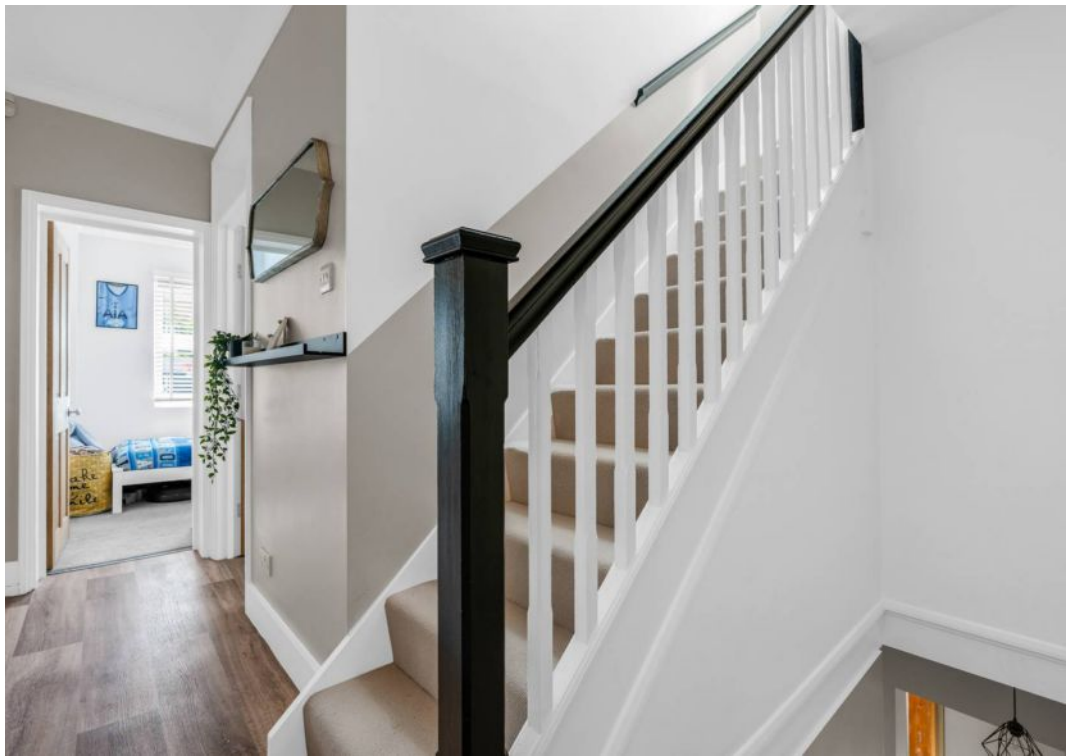
Paved patio with retaining sleeper constructed walls and steps up to middle tier with artificial lawn and steps up to top level with timber garden shed and rear access gate to rear parking. Outside power point.

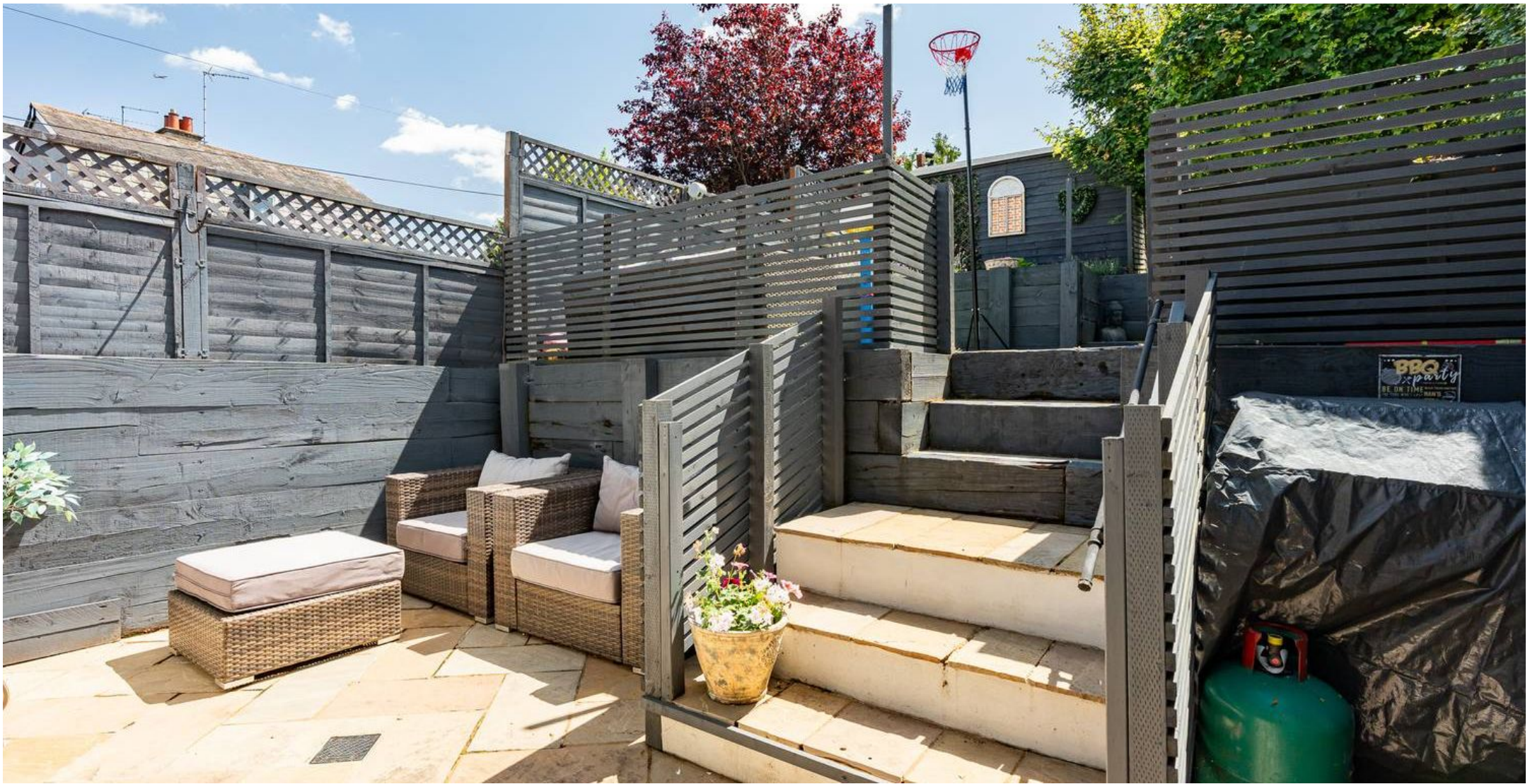
OFF STREET

2 Parking Spaces

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







Elliot Heath Estate Agents

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