



**Elliot Heath**  
ESTATE AGENTS

**Hillcroft Hadham Road, Standon**

Guide Price **£525,000**

# Hillcroft Hadham Road

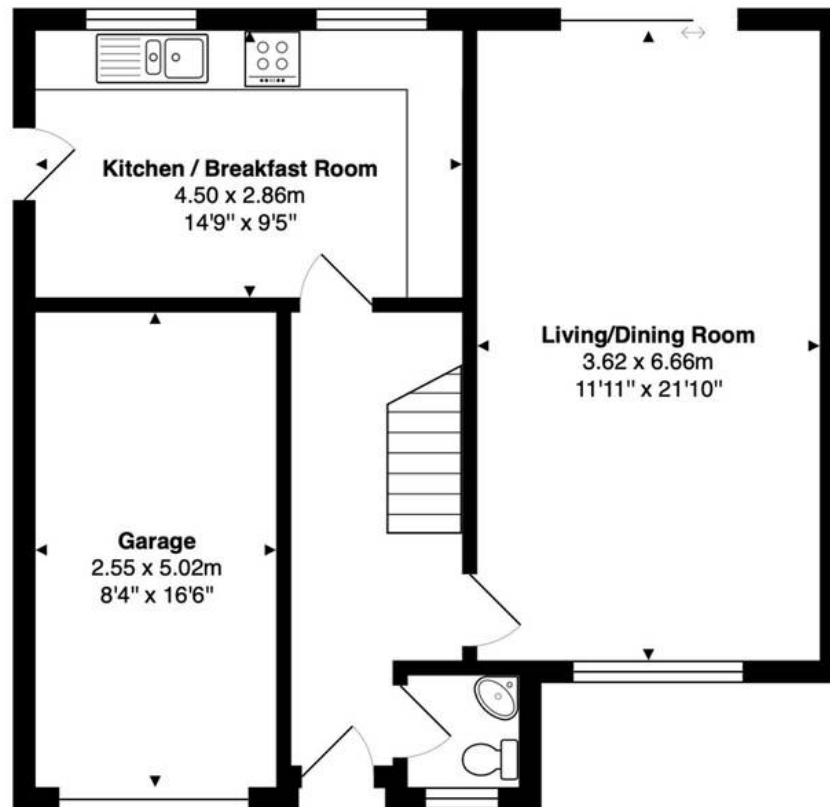
Standon, Ware

Chain-free 4-bed family home in Standon, near picturesque High Street. Open plan living, large kitchen, 4 beds, shower room, parking, garage, private garden. Easy access to nearby towns & rail links.

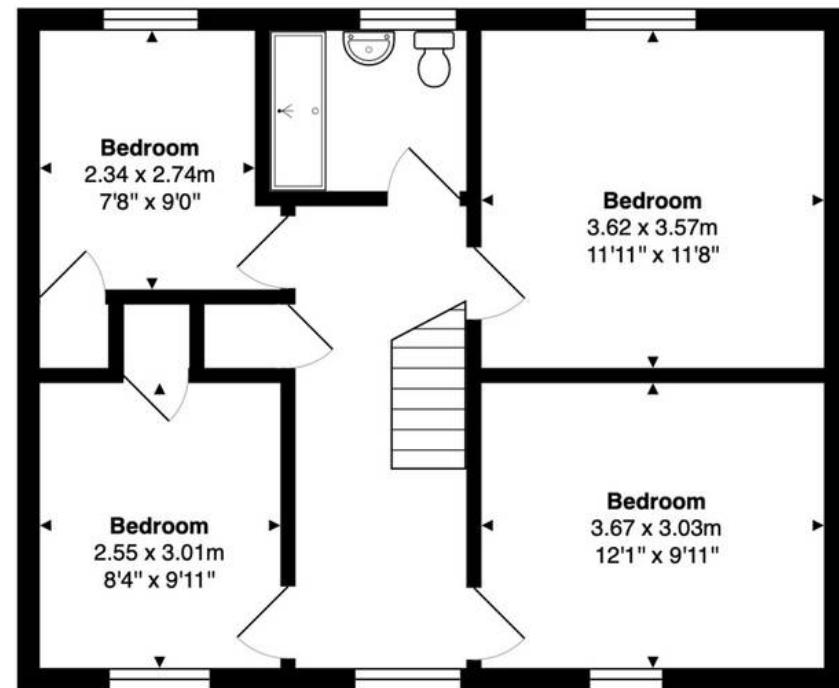
Council Tax band: F

Tenure: Freehold





**Ground Floor**  
Area: 61.8 m<sup>2</sup> ... 665 ft<sup>2</sup>



**First Floor**  
Area: 55.9 m<sup>2</sup> ... 602 ft<sup>2</sup>

Total Area: 117.7 m<sup>2</sup> ... 1267 ft<sup>2</sup>

### Entrance Hall

With stairs rising to first floor landing, doors to:

### Downstairs WC

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising wash hand basin, low flush wc, tiled splash back areas, carpet.

### Living/Dining Room

11' 11" x 21' 10" (3.62m x 6.66m)

Dual aspect with double glazed picture window to front aspect and double glazed sliding doors opening onto the rear garden, serving hatch to kitchen.

### Kitchen/Breakfast Room

14' 9" x 9' 5" (4.50m x 2.86m)

With two double glazed windows over looking the garden and door giving access to outside. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliances, tiled splash back areas, vinyl flooring, serving hatch to dining area.

### First Floor Landing

With double glazed window to front aspect, built in storage cupboard, loft access, doors to:

### Bedroom One

11' 11" x 11' 9" (3.62m x 3.57m)

With double glazed window to rear aspect.

### Bedroom Two

12' 0" x 9' 11" (3.67m x 3.03m)

With double glazed window to front aspect.

### Bedroom Three

8' 4" x 9' 11" (2.55m x 3.01m)

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



**Bedroom Four**

7' 8" x 9' 0" (2.34m x 2.74m)

With double glazed window to rear aspect and built in wardrobe cupboard.

**Shower Room**

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising large walk in shower, pedestal wash hand basin, low flush wc, tiled splash back areas, vinyl flooring.





## FRONT GARDEN

The front garden is mainly laid to lawn with mature planting and gated access to the rear garden.

## REAR GARDEN

The private rear garden is of a good size with a large patio seating area which in turn gives access to the lawn with plant and shrub borders and timber garden shed.

## DRIVEWAY

2 Parking Spaces

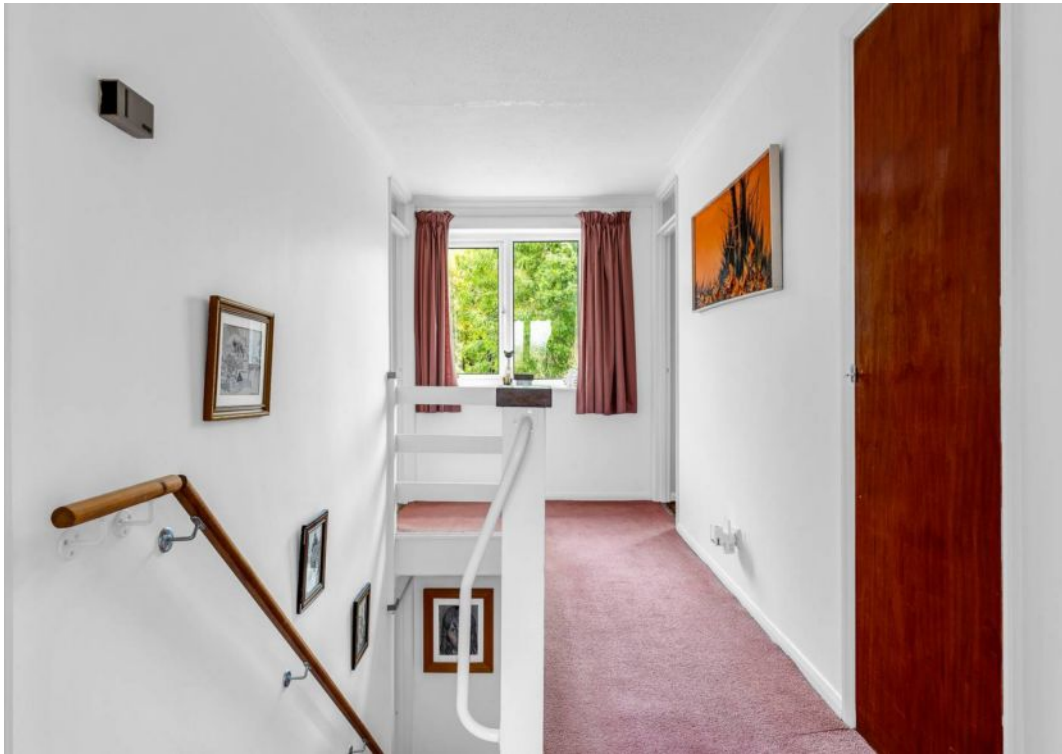
Driveway providing parking for several vehicles and access to the integral garage.

## GARAGE

Single Garage

Integral garage measuring approximately 2.55 x 5.02 (8'4 x 16'6) with up and over door to front aspect.







## Elliot Heath Estate Agents

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