


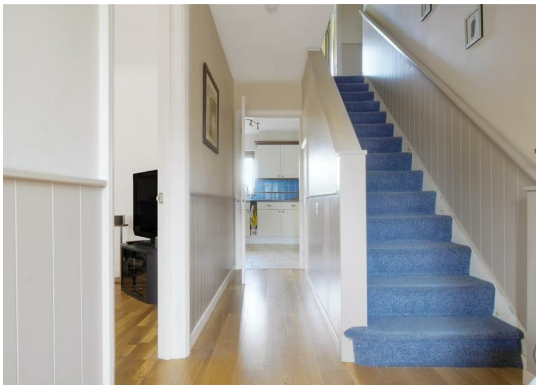
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Aston Road, Standon  
£375,000

**Sanctuary**  
Buntingford

## Aston Road, Standon, SG11 1PY - £375,000

**\*\* NO UPWARD CHAIN \*\*** Sanctuary Buntingford are pleased to offer for sale this well proportioned and realistically priced family home, situated within ideal walking distance of local schools. The property comprises 3 Bedrooms, Entrance hall, Lounge, Kitchen/Diner, Bathroom Wc, Gas central heating, uPVC Double glazed windows, 80ft Rear garden and block paved frontage.





### **Entrance door to:**

#### **Entrance hall**

Engineered wood flooring. uPVC obscure double glazed window. Tongue and groove part paneled walls. Double doors to built-in cloaks/storage cupboard. Staircase to first floor with understairs storage cupboard. Radiator with decorative cover. Multi-pane door to Kitchen. Door to:

#### **Lounge**

12'6" x 11'0" < 12'5"

uPVC double glazed windows to front. Wood laminate floor. Fireplace. Radiator. Double doorway opening at rear to:

#### **Kitchen/Diner**

19' x 9'6"

uPVC double glazed window to rear. Storage alcove housing floor-standing 'Glow-Worm Hideaway' gas fired boiler. Range of fitted wall, base and drawer units with work surfaces incorporating sink unit. Recess for cooker, fridge/freezer and microwave. Plumbing for washing machine and dishwasher. Part tiled walls. Twin uPVC double glazed patio doors to rear garden. Radiator.

#### **Stairs to first floor landing**

Radiator. Access hatch to loft. Tongue and groove part paneled walls. Door to over stairs storage cupboard. Door to built-in airing cupboard housing hot water cylinder.

#### **Bedroom One**

11' x 10'

uPVC double glazed window to front. Radiator. Range of glass fronted built-in wardrobes and bedside drawer units with storage cupboards above.

#### **Bedroom Two**

12'5" x 9'6"

uPVC double glazed window to rear. Radiator. Fitted floor to ceiling corner wardrobes and storage cupboards.



### **Bedroom Three**

11' x 8'

uPVC double glazed window to front. Radiator. Door to recessed storage cupboard.

### **Bathroom Wc**

3 Piece suite comprising pedestal hand basin, WC, bath, corner glazed shower cubicle. uPVC double glazed obscure window. Part tiled walls. Chrome heated towel rail.

### **Exterior**

Rear garden approx 80ft in length: Mainly laid to lawn. Enclosed by paneled fencing. Paved patio area. 2 brick built outhouses. Part glazed door from shared side passageway. Timber garden store.

Front: Block paved. Shared right of way passageway with part glazed doors, providing access to rear garden.

### **Agents note**

Council tax band C £1,934.56

what3words: ///louder.assume.lollipop







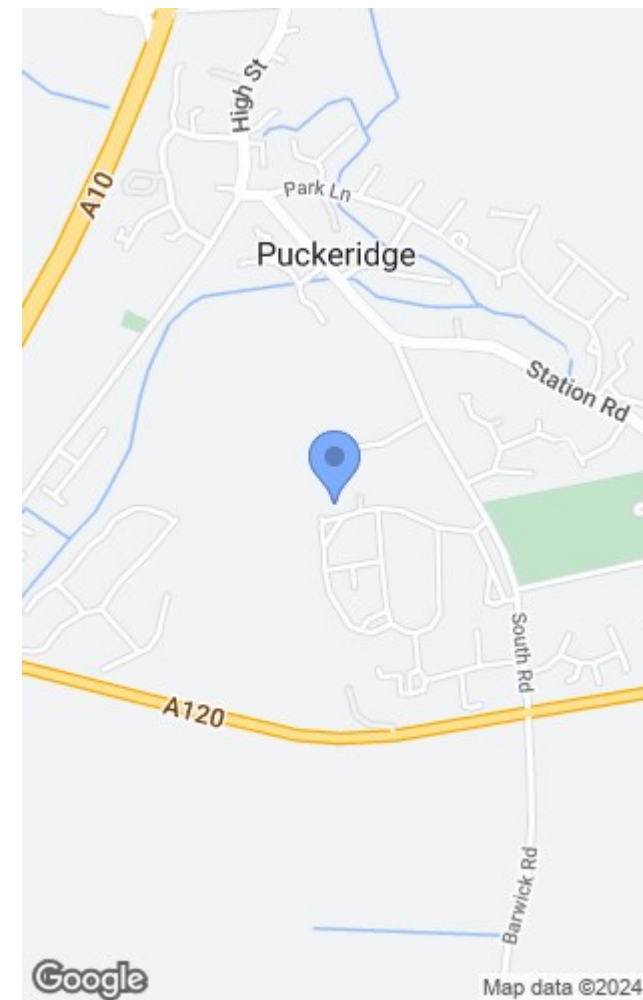




TOTAL FLOOR AREA: 906 sq.ft. (84.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Sanctuary 42 High Street, Buntingford, Hertfordshire, SG9 9AH

01763 273355 hello@sanctuarybuntingford.co.uk www.sanctuarybuntingford.co.uk

Registered in England & Wales Company Number: 10774081 Managing Director: Daniel Kirby

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Buntingford