



3 Rose Cottages
Hadham Road | Standon | Ware | Hertfordshire | SG11 1LG

Rose Cottages is an extended Victorian, three-bedroom end of terrace home which we believe was built in 1886. The property is situated in the most sought after Hertfordshire village of Standon, Ware and within walking distance to local shops, schools, church and pubs. This period home has been extended sympathetically to create a spacious family home. There is an open plan living and dining room, spacious kitchen and breakfast area with cloak/utility room. There is a garage and study which could easily be converted to create a ground floor bedroom and ensuite or just a great space to work from home. There are three bedrooms and two bathrooms on the first floor, one of which is an ensuite to the master bedroom. There is approximately 1251 sq. Ft of floor space and a private, landscaped rear garden which offers various raised areas to enjoy the sunshine and entertain. There is gas central heating, main sewerage, EPC band D, council tax band E.

Step Inside

Entering through the wooden front door with glass panels and leaded colour rose detail into the open plan living room, with feature cast iron fireplace with ornate tiling and wooden surround. Wooden floorboards lead to the dining area with built in storage cabinets, coving and ceiling roses.

The kitchen and breakfast room are spacious and light, the perfect entertaining space with feature brick chimney and aga making this home warm and cosy in the winter. There are French doors leading out to the garden and lobby area where once was a shower room, now being used as a utility and cloakroom with doorway to the garden.

There is a study and garage just off the breakfast room, a great space to work from home or perhaps convert to a ground floor bedroom with ensuite, the garage is not currently used for a car and steps have been added to the front but could be easily removed if needed to have full function of the garage.

On the first floor the master bedroom offers an ornate cast Iron fireplace and four-piece ensuite bathroom. There is a double bedroom and single bedroom overlooking the rear garden and a family bathroom.











Step Outside

The garden has a side gate with access to a patio area with raised beds and steps leading up to a well landscaped garden set over various levels. The garden has been well maintained and offers many beautiful flowers and shrubs with lawns and steps up to a sunny patio area to the rear.

Location

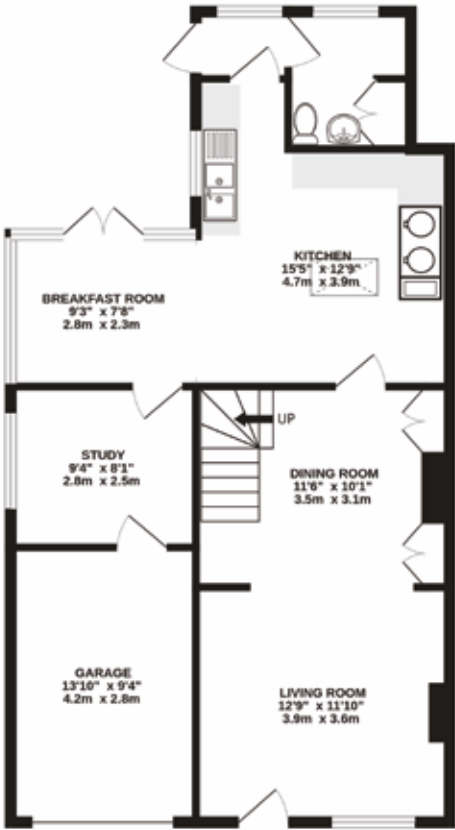
This fabulous home is set in the heart of Standon. A lovely community with local shops, bakers, post office, church and pubs that also serve food. Standon holds a wonderful May Day event where the High Street is filled with laughter, stalls and Maypole dancing, this is a fabulous event.

The closest train station would be Ware, just 7.3 miles and Bishops Stortford 7.6 miles. For the frequent flyer it is 29 miles to Luton Airport, 12.5 to Stansted Airport and 55 miles to Heathrow Airport.



3 ROSE COTTAGES

GROUND FLOOR
776 sq.ft. (72.1 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



Price £600,000

Council Tax Band: E
Tenure: Freehold



TOTAL FLOOR AREA : 1251 sq.ft. (116.2 sq.m.) approx.

Whilst 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.



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