



Sadler Road, Standon Ware SG11 1PU

welcome to

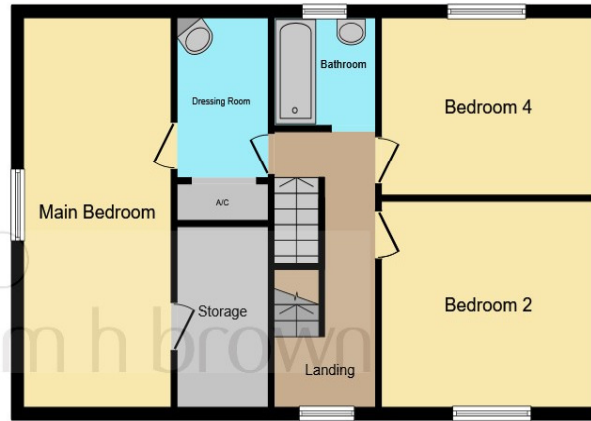
Sadlier Road, Standon Ware

William h brown are pleased to offer for sale this extended family home situated on an elevated position within the village of Standon. The property benefits from having an annexe incorporating a reception/bedroom, refitted shower room and utility room. The property further benefits a sitting room, ground floor cloakroom and a fitted kitchen/dining room. To the first floor there are two double bedrooms, family bathroom separate cloakroom and ample storage area. The second floor incorporates a double bedroom and eaves storage. Externally, the front garden is block paved providing off street parking for several vehicles and gated side access leading to unoverlooked and well maintained rear garden with large patio area and two sheds. Internal viewing is highly recommended.

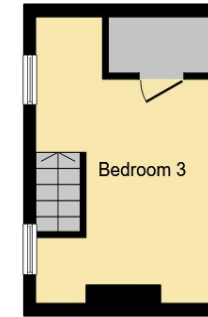




Ground Floor



First Floor



Second Floor

Entrance Hall

Lounge

15' 9" max x 16' 11" into bay (4.80m max x 5.16m into bay)

Kitchen/Diner

10' 11" max x 18' 2" max (3.33m max x 5.54m max)

Utility Room

12' 4" max x 5' 3" max (3.76m max x 1.60m max)

Cloakroom

First Floor Landing

Bedroom One

11' 5" max x 11' 3" max (3.48m max x 3.43m max)

Bedroom Two

12' 5" max x 9' 8" max (3.78m max x 2.95m max)

Bathroom

5' 9" max x 5' 10" max (1.75m max x 1.78m max)

Storage

17' 7" max x 8' 9" max (5.36m max x 2.67m max)

Second Floor

Bedroom Three

10' 4" max x 12' 2" max (3.15m max x 3.71m max)

Total floor area 163.7 m² (1,762 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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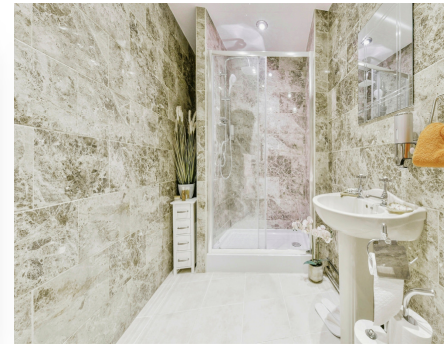
Sadlier Road, Standon Ware

- Semi-detached family home with annexe
- Two/three reception rooms
- Kitchen/dining room
- Utility room
- Two bathrooms

Tenure: Freehold EPC Rating: D

guide price

£550,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WRE107262



Property Ref:
WRE107262 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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