



Elliot Heath
ESTATE AGENTS

Hillcroft Hadham Road, Standon
Guide Price £500,000

Hillcroft Hadham Road

Standon, Ware

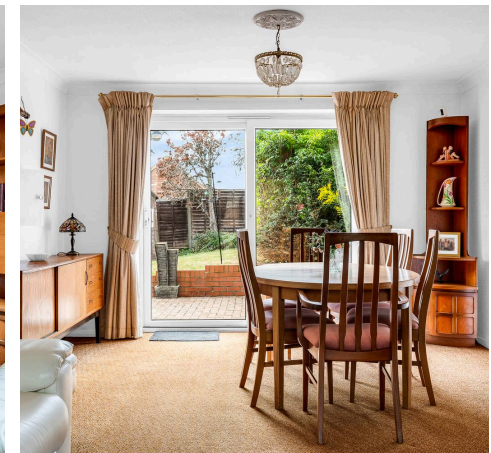
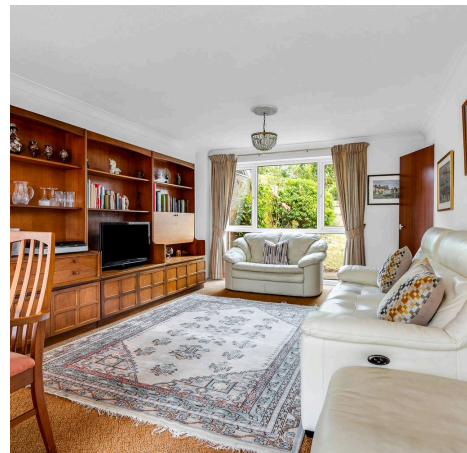
Chain-free 4-bed family home in Standon, near picturesque High Street. Open plan living, large kitchen, 4 beds, shower room, parking, garage, private garden. Easy access to nearby towns & rail links.

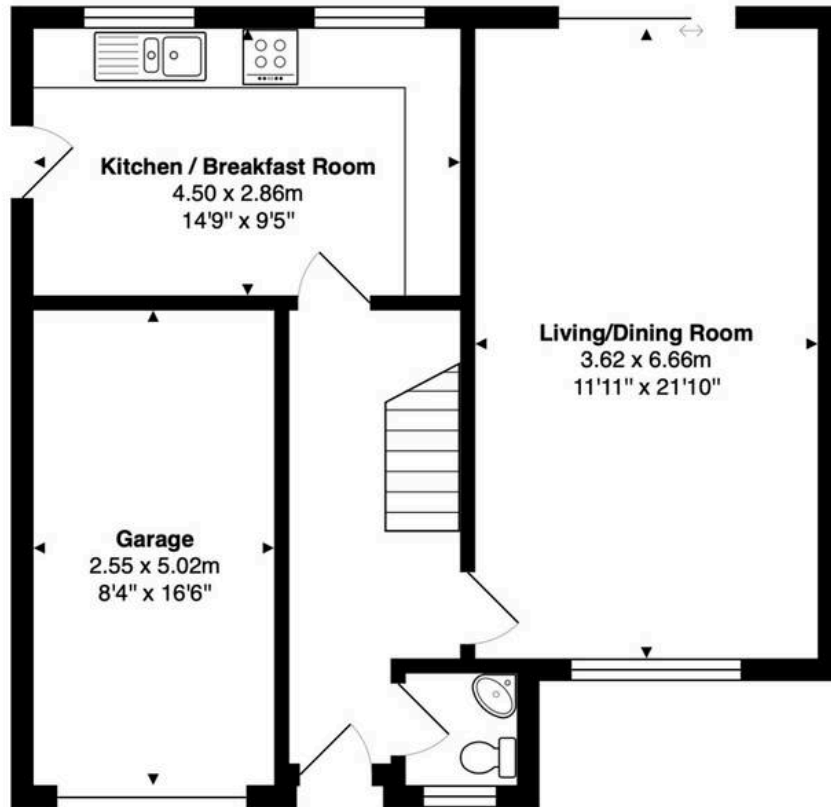
Council Tax band: F

Tenure: Freehold

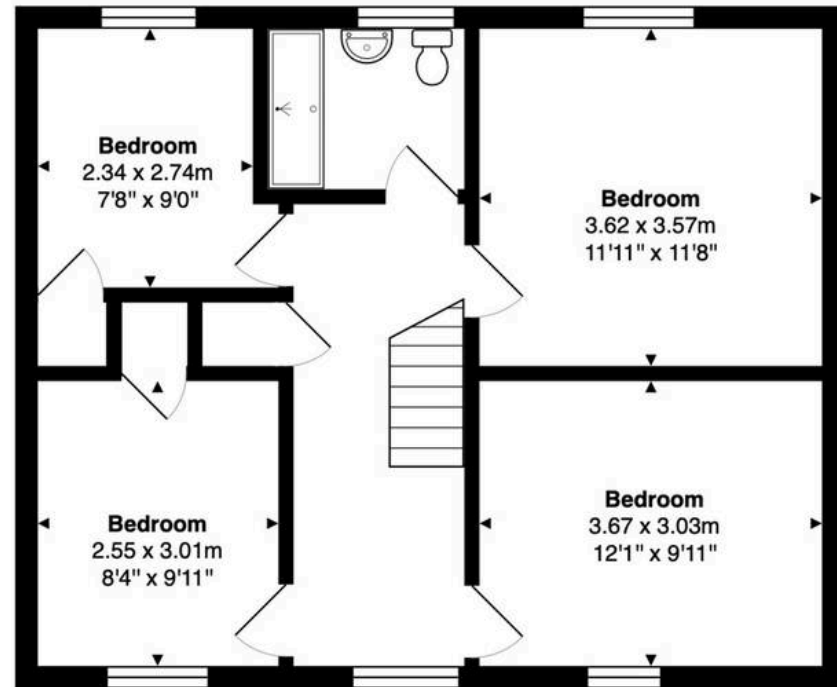
EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: C





Ground Floor
Area: 61.8 m² ... 665 ft²



First Floor
Area: 55.9 m² ... 602 ft²

Total Area: 117.7 m² ... 1267 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

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

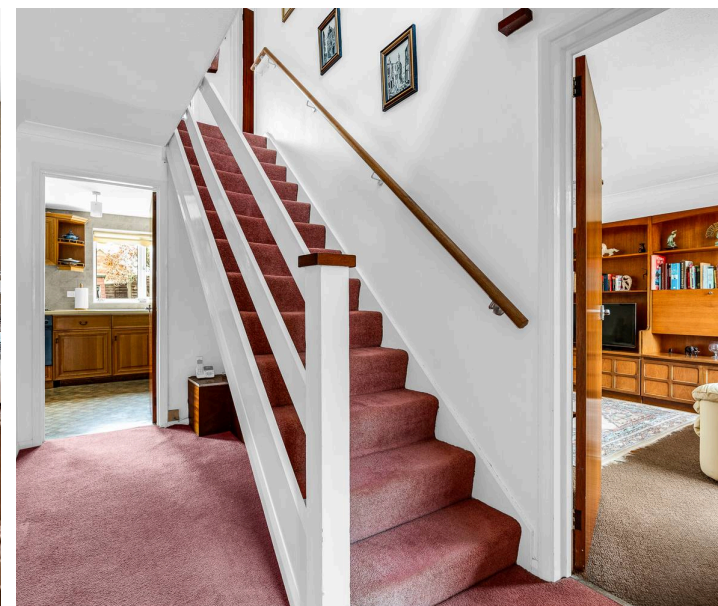
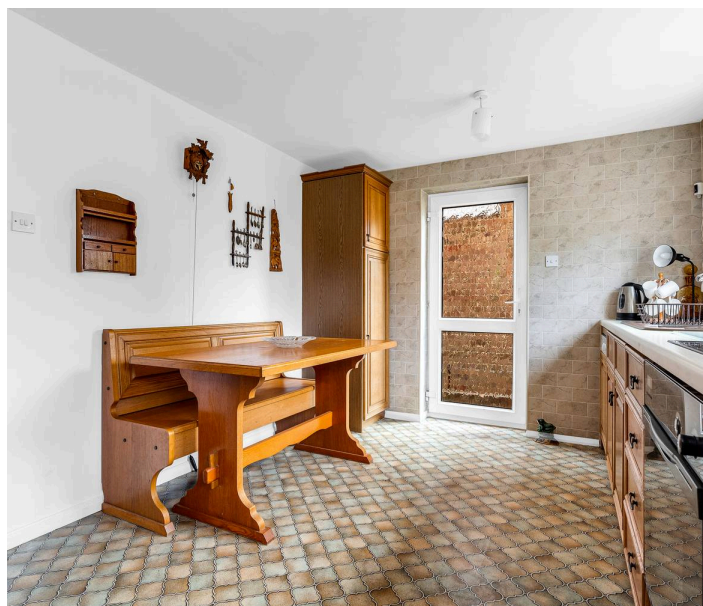
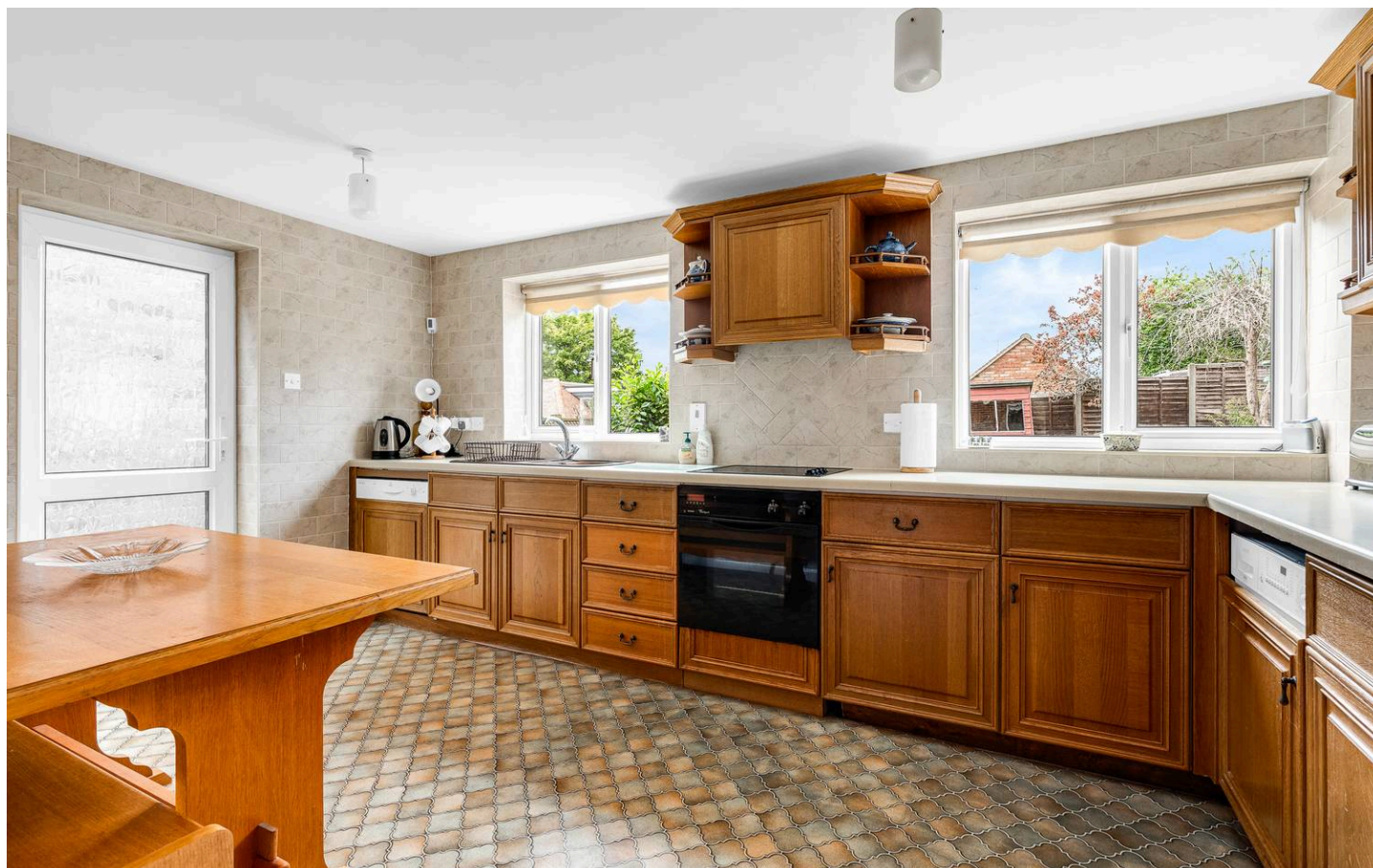
12' 0" x 9' 11" (3.67m x 3.03m)

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

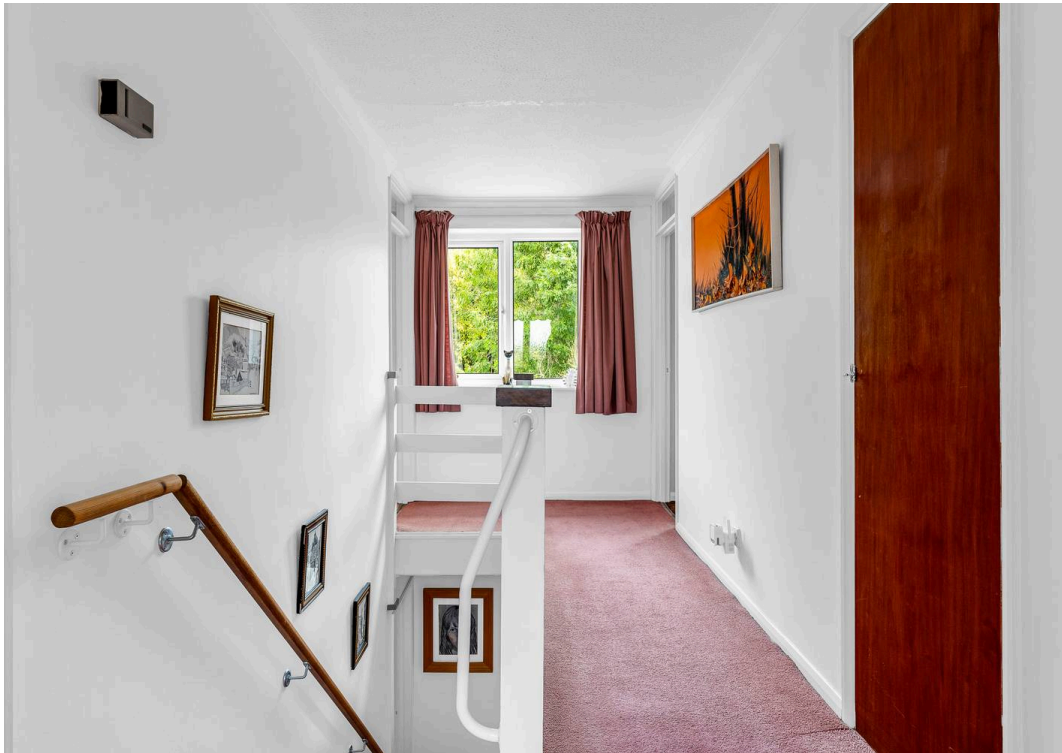
Driveway providing parking for several vehicles and access to the integral garage.

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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