



Elliot Heath
ESTATE AGENTS

12 Town Farm Crescent, Standon
Guide Price **£675,000**

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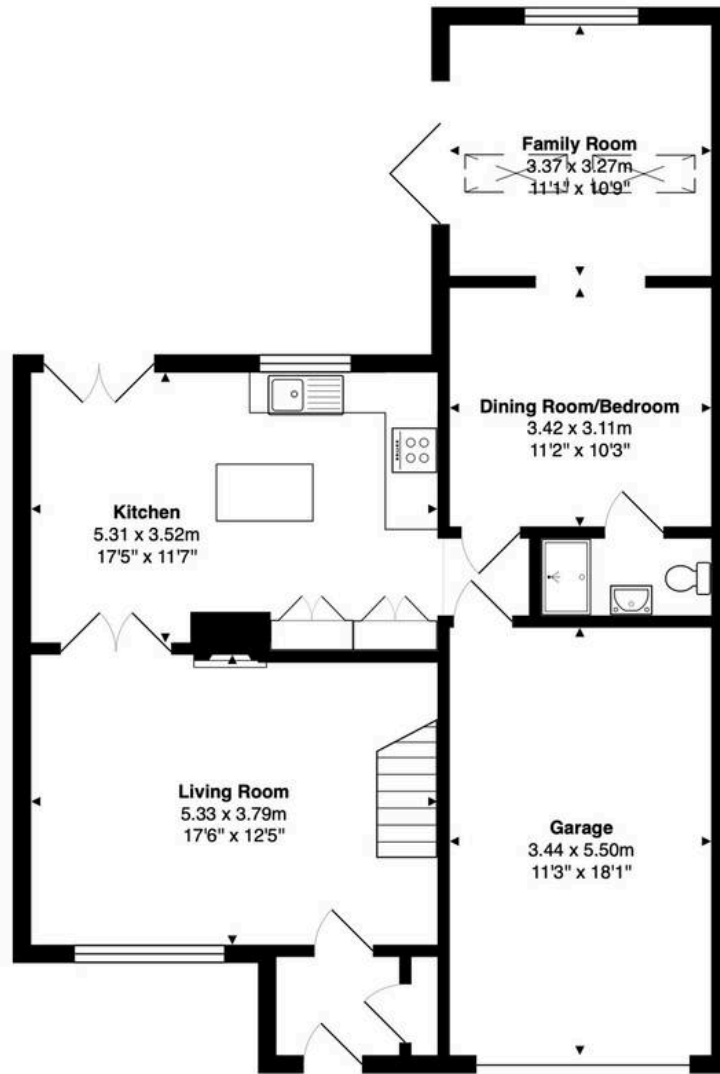
Standon, Ware

Thoughtfully extended five-bedroom semi-detached home in sought-after Standon, offering versatile living space, a large rear garden, driveway, garage and excellent family accommodation throughout.

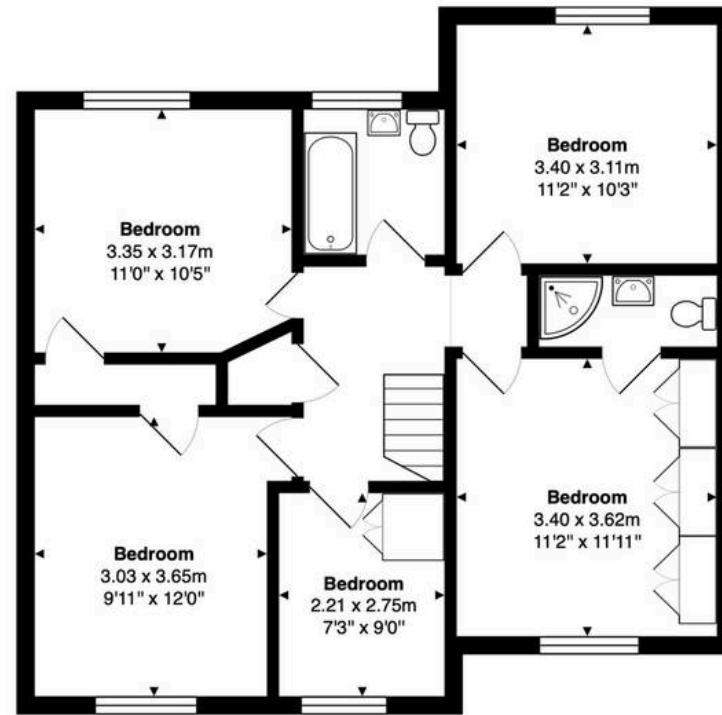
Council Tax band: G

Tenure: Freehold





Ground Floor
Area: 90.0 m² ... 969 ft²



First Floor
Area: 69.2 m² ... 745 ft²

Total Area: 159.3 m² ... 1714 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 Lobby

With wood flooring, built in storage cupboard, radiator, door to:

Living Room

17' 6" x 12' 5" (5.33m x 3.79m)

With double glazed window to front aspect, LVT wood effect flooring, radiator, fireplace housing a wood burning stove, stairs rising to first floor landing, double doors to:

Kitchen

17' 5" x 11' 7" (5.31m x 3.52m)

With double glazed double doors and window onto the rear garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, appliance space, tiled splash back areas, porcelain tiled flooring, radiator, personnel door to the integral garage and door to:

Dining Room/Bedroom

11' 3" x 10' 2" (3.42m x 3.11m)

With porcelain tiled flooring, radiator, open to the family room and door to:

Shower Room

Fitted with a suite comprising large walk in shower, wall hung wash hand basin, dual flush wc, tiled splash back areas, porcelain tiled flooring, heated towel rail.

Family Room

11' 1" x 10' 9" (3.37m x 3.27m)

With double glazed window and bi fold doors to the rear garden together with two skylight windows, porcelain tiled flooring, radiator.

First Floor Landing

With built in storage cupboard, loft access, radiator, doors to:



Bedroom One

11' 2" x 11' 11" (3.40m x 3.62m)

With double glazed window to front aspect, radiator, wood flooring, fitted wardrobe cupboards, door to:

En Suite Shower Room

Fitted with a suite comprising shower cubicle, vanity unit with oval wash hand basin, dual flush wc, fully tiled, heated towel rail.

Bedroom Two

9' 11" x 12' 0" (3.03m x 3.65m)

With double glazed window to front aspect, radiator, wood flooring, built in storage cupboard.

Bedroom Three

11' 0" x 10' 5" (3.35m x 3.17m)

With double glazed window to rear aspect, radiator, wood flooring, built in storage cupboard.

Bedroom Four

11' 2" x 10' 2" (3.40m x 3.11m)

With double glazed window to rear aspect, radiator, wood flooring.

Bedroom Five

7' 3" x 9' 0" (2.21m x 2.75m)

With double glazed window to front aspect, radiator, wood flooring, storage cupboard.

Bathroom

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath, vanity unit with wash hand basin, dual flush wc, fully tiled, heated towel rail.





FRONT GARDEN

Attractively landscaped low maintenance front garden with gated access to the rear garden.

REAR GARDEN

The beautifully maintained rear garden is generously sized and predominantly laid to lawn, complemented by two seating areas, raised flower beds, and a timber garden shed.

DRIVEWAY

2 Parking Spaces

Block paved driveway providing off street parking.

GARAGE

Single Garage

Integral garage measuring approximately 3.44 x 5.50 (11'3 x 18'1) with up and over door to front aspect, large mezzanine storage area and personnel door to rear aspect giving access to the house.







Elliot Heath Estate Agents

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