



**Oliver
Minton**
Village & Rural Homes



7 Vicarage Close, Standon, Herts, SG11 1QP

- Guide Price £527,500 Freehold

We are delighted to offer this excellent, extended semi-detached family house in a sought-after cul-de-sac location within convenient walking distance of Roger De Clare First School and Nursery, Ralph Sadleir Middle School, the recreation ground and community centre, doctors surgery and picturesque Standon High Street. With 2 useful outbuildings, good size garden, garage and parking, uPVC double glazing and gas central heating to radiators, the well presented accommodation, extending to approximately 1293 sq ft, comprises: Entrance porch, lounge, open-plan kitchen/diner/family room, utility room, cloakroom, 3 bedrooms including principal with dressing area & en-suite shower room and family bathroom.

Enclosed Entrance Porch uPVC double glazed front door. Radiator. Built-in cloaks/storage cupboard. Part glazed inner door to:

Lounge - 5.49m x 3.68m (18'0" x 12'1") uPVC double glazed window to front. Staircase to first floor. Radiator. Glazed double doors to:

Spacious Open-Plan Family Room / Kitchen - 5.59m x 5.49m (18'4" x 18'0") average. A super open-plan area with lounge, dining and kitchen sections. 2 vertical panel radiators. Double glazed uPVC French doors to rear garden from dining area. Kitchen area with inset ceiling lights, uPVC double glazed window to rear, fitted wall, base and drawer units, and work surfaces incorporating sink unit. Built-in 'Zanussi' electric double oven and built-in electric hob with extractor unit above. Plumbing for dishwasher and washing machine. Space for large fridge/freezer. Door to:

Utility Room - 2.18m x 1.35m (7'2" x 4'5") uPVC double glazed window to rear. Radiator. Fitted storage units. Door to:

Cloakroom White wash hand basin and WC. Radiator. Double glazed obscure UPVC window.

First Floor Landing Access hatch to loft with retractable ladder, light and wall-mounted gas fired boiler. Built-in airing cupboard.

Bedroom One - 3.15m x 2.97m (10'4" x 9'9") Radiator. Opening to:

Dressing Room - 2.49m x 1.83m (8'2" x 6'0" into wardrobes) uPVC double glazed window to rear. Radiator. Mirror-fronted sliding doors to fitted double wardrobes. Door to:

En-Suite Shower Room Comprising shower cubicle with glazed door, WC and pedestal hand basin. uPVC double glazed obscure window. Radiator. Ceramic tiled floor.

Bedroom Two - 3.73m x 2.46m (12'3" x 8'1") uPVC double glazed window to front. Radiator.

Bedroom Three - 2.87m x 2.39m (9'5" x 7'10") uPVC double glazed window to front. Radiator.

Family Bathroom - Modern white suite comprising bath with shower attachment, WC with concealed cistern and pedestal hand basin with adjoining storage cupboards. Chrome heated towel rail. Part tiled walls. 2 uPVC obscure double glazed windows to rear.

Outside

Front Garden & Driveway Parking in front of garage. Flower and shrub bed. Paved patio area and pathway to front door.

Garage - 4.95m x 2.54m (16'2" x 8'4") Up and over door. Personal access door. Power and light connected.

Rear Garden Paved patio area. Artificial lawn. Flower and shrub borders. Outside water tap. Pathway and personal access door to garage. Enclosed by panelled fencing.

Outhouse - 4.06m x 3.53m (13'4" average x 11'7") Power and light connected. Multiple uses including a bar/pub!

Home Office - 2.87m x 2.46m (9'5" x 8'1") Power and light connected.

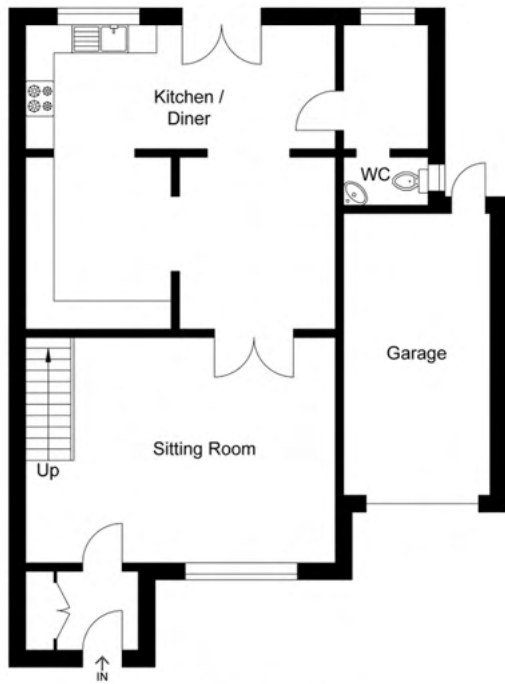
Agents Notes Mains services are connected: mains water, sewerage, electric, gas fired central heating to radiators. (untested). Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>



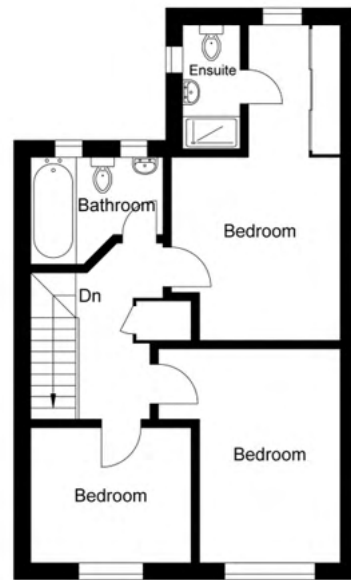


NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.

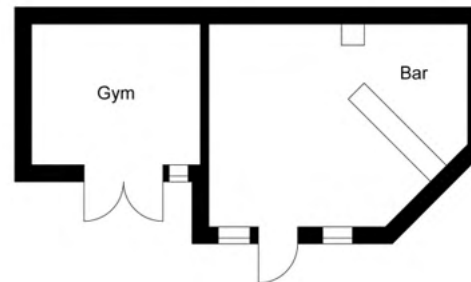
Approximate Gross Internal Area
 107.09 sq m / 1152.70 sq ft
 (Excludes Garage & Outbuilding)
 Garage Area 13.0 sq m / 139.93 sq ft
 Outbuilding Area 23.36 sq m / 251.44 sq ft



Ground Floor



First Floor



Outbuilding

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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VIEWING ARRANGEMENTS

Stanstead Abbots Office - 01920 412600
 Roydon Office - 01279 888212

www.oliverminton.com