



**Elliot Heath**  
ESTATE AGENTS

**7 Hammarsfield Close, Standon**  
Guide Price **£650,000**

# 7 Hammarsfield Close

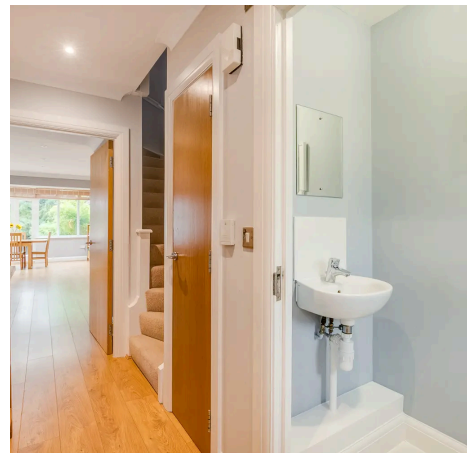
Standon, Ware

Rare opportunity to acquire a beautifully presented 4-bed semi-detached home in an exclusive gated development of 13 properties. Features include open-plan living, office, garage, driveway & garden. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



# Hammarsfield Close, SG11

Approximate Area = 158.02 sq m / 1701 sq ft  
(Including Store)



Key :  
CH - Ceiling Height



Second Floor

Approx. 34.00 sq m / 366 sq ft



First Floor

Approx. 44.13 sq m / 475 sq ft



Ground Floor

Approx. 79.89 sq m / 860 sq ft

Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.

© Orange Tree Photography

### Entrance Hall

With stairs rising to first floor landing, wood flooring, built in storage cupboard, radiator, doors to:

### Downstairs WC

With double glazed window with obscure glass to front aspect. Fitted with a suite comprising dual flush wc, wall hung wc, tiled splash back areas, tiled flooring, radiator.

### Kitchen/Dining Room

41' 5" x 15' 8" (12.62m x 4.78m)

### Kitchen

With double glazed window to front aspect.

Comprehensively recently re-fitted with a range of wall and base storage units with solid oak work surfaces over incorporating a sink and drainer unit, built in double oven with gas hob and extractor over, built in microwave, space for American style fridge/freezer, integrated appliances, breakfast bar, tiling to one wall, glass splash back areas, tiled flooring with underfloor heating, open to:

### Living/Dining Room

With double glazed windows and double doors opening onto the rear garden together with three remote operated Velux windows including remoted operated blinds, three radiators, wood flooring.

### First Floor Landing

With stairs rising to second floor landing, built in storage cupboard, radiator, doors to:

### Bedroom Two

15' 9" x 11' 1" (4.80m x 3.38m)

With double glazed window to rear aspect, radiator, built in wardrobe cupboards.

### Bedroom Three

11' 7" x 8' 3" (3.53m x 2.51m)

With double glazed window to front aspect, radiator.



**Bedroom Four**

8' 3" x 7' 0" (2.51m x 2.13m)

With double glazed window to front aspect, radiator.

**Bathroom**

Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, concealed cistern wc, vanity unit with inset wash hand basin, fully tiled, heated towel rail.

**Second Floor Landing**

With door to:

**Bedroom One**

22' 6" x 12' 1" (6.86m x 3.68m)

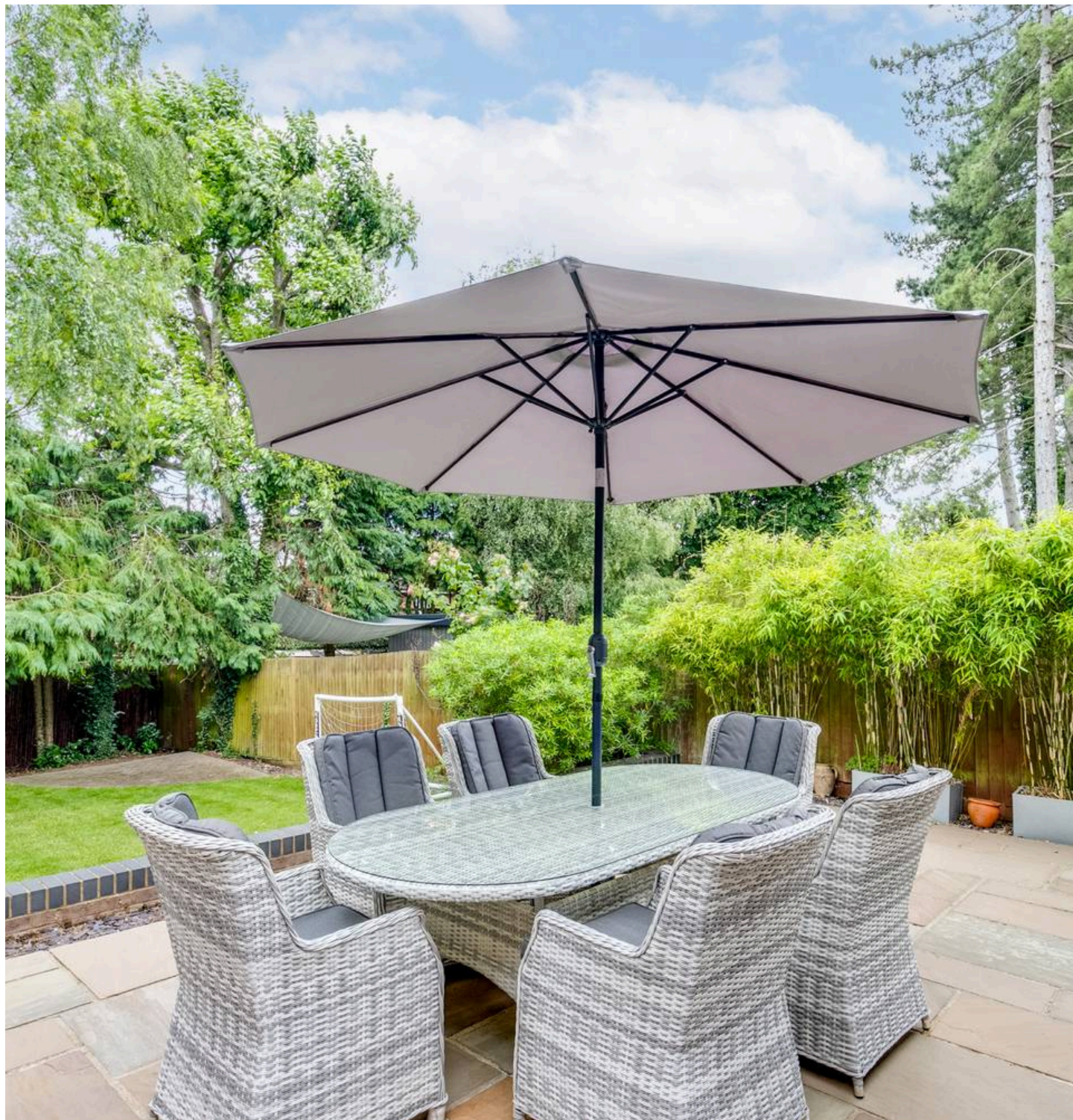
With double glazed box bay window to front aspect with window seat and cupboards below, radiator, built in storage cupboard, hatch access to loft storage, open to:

**Dressing Area**

With Velux window to rear aspect, fitted with a range of wardrobe cupboards, door to:

**En Suite Shower Room**

With Velux window to rear aspect. Fitted with a suite comprising fully tiled shower cubicle, dual flush wc, vanity unit with inset wash hand basin, tiled splash back areas, tiled flooring, heated towel rail.





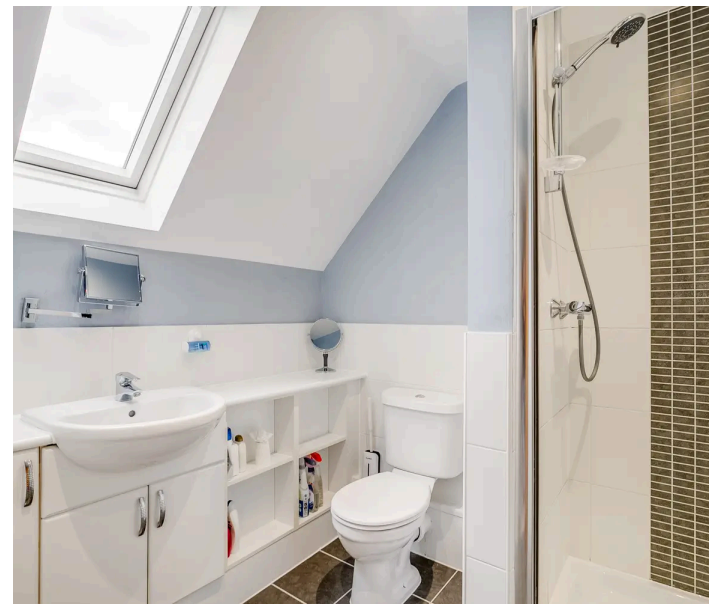
## REAR GARDEN

The rear garden is predominately laid to lawn with a generous patio seating area with mature trees and shrubs providing a good degree of privacy.

## DRIVEWAY

2 Parking Spaces

As previously mentioned the property is located in a gated development with pretty front garden and driveway providing off street parking.







## Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street - SG12 7AA

01920 29 33 33

[hello@elliotheath.co.uk](mailto:hello@elliotheath.co.uk)

[elliotheath.co.uk](http://elliotheath.co.uk)