



Chapmans Yard, Mill End, Standon

£375,000 Leasehold

CHAIN FREE • Off-Road Parking • Integrated Kitchen Appliances • Modern Bathroom Features • Duplex Apartment • Underfloor Heating • En-Suite to Master • Extremely Spacious (1151 sq.ft)



Accommodation Comprises:

Entrance Hall

Lounge/Kitchen/Diner

16' 4" x 19' 3" (4.98m x 5.88m)

Bedroom 2

7' 10" x 12' 3" (2.38m x 3.74m)

Bedroom 3

7' 9" x 11' 1" (2.37m x 3.38m)

Bathroom

Landing

Bedroom 1

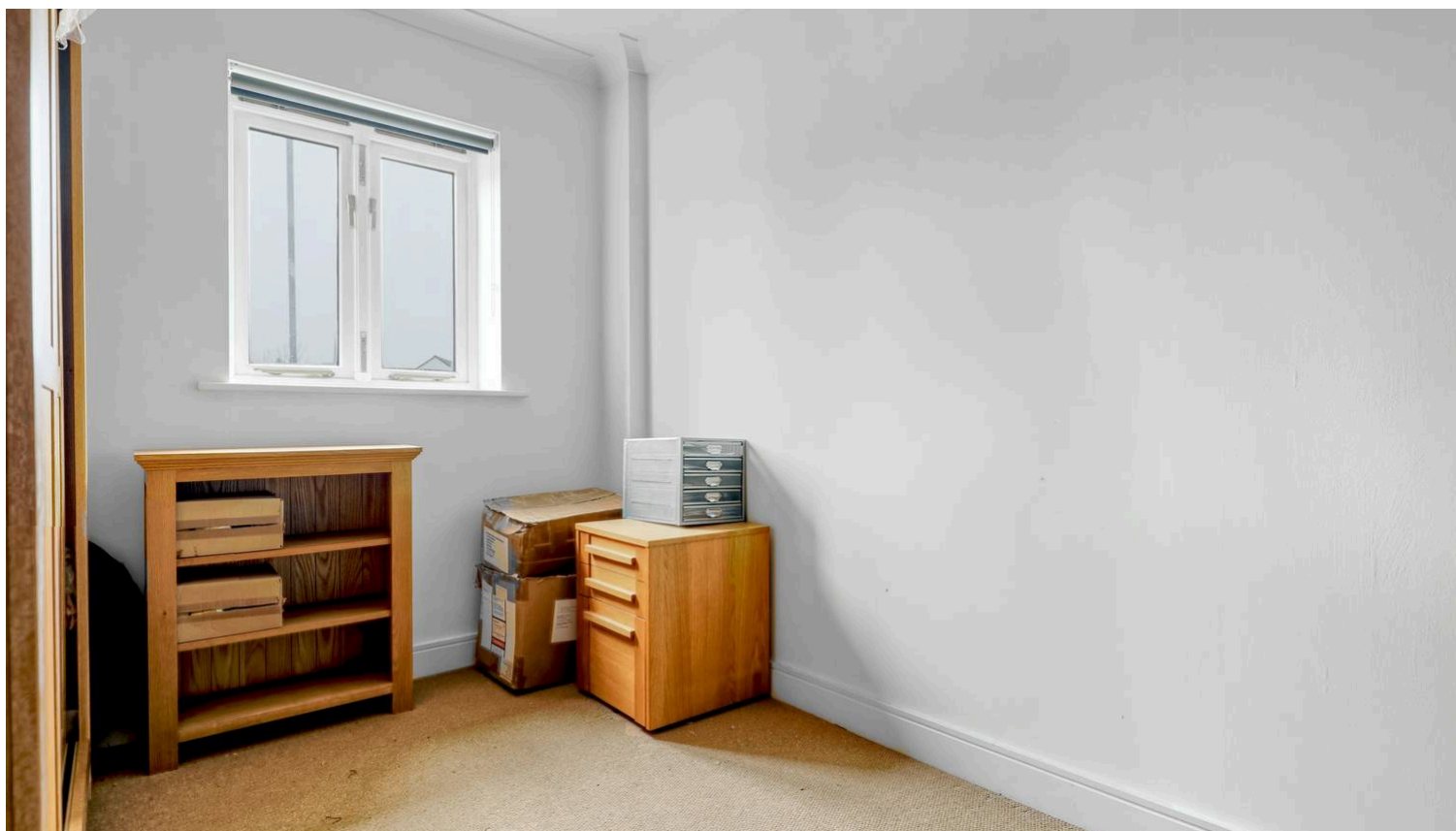
14' 1" x 19' 2" (4.29m x 5.84m)

En-suite



Anti-Money Laundering (AML) Notice

In accordance with the Money Laundering Regulations 2017, all prospective purchasers must complete identity and verification checks before an offer can be progressed. A £10 non-refundable AML verification fee per buyer is payable before checks are undertaken.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	75	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	62
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Keith Ian are delighted to bring to market this well-presented three-bedroom, two-bathroom duplex apartment extending to approximately 1,151 sq. ft. of well-balanced accommodation. Offered chain free, the property combines modern finishes with practical living across two floors and benefits from underfloor heating throughout, providing a comfortable home suited to both families and professionals.

The apartment offers generous room proportions and an excellent flow of space, with a bright reception room, contemporary kitchen with island, and a spacious principal bedroom with en-suite arranged over the upper level. Multiple windows throughout ensure strong natural light, while the layout provides clear separation between living and sleeping areas. Externally, the property benefits from off-road parking, further enhancing its practicality and overall appeal.

Standon, a picturesque village in Hertfordshire, offers a tranquil rural lifestyle with easy access to modern conveniences. Rich in history, this charming village features beautiful period homes and a close-knit community atmosphere. Local amenities include cosy pubs, shops, catering to everyday needs while maintaining its quaint appeal. The surrounding countryside provides stunning views and numerous opportunities for outdoor activities, from walking trails to cycling routes. Despite its serene setting, Puckeridge is well-connected, with nearby road links to the A10 and A120, facilitating straightforward commutes to London and other major towns. Ideal for those seeking a peaceful village life without sacrificing connectivity, Puckeridge is a hidden gem in Hertfordshire.

Council Tax band: D

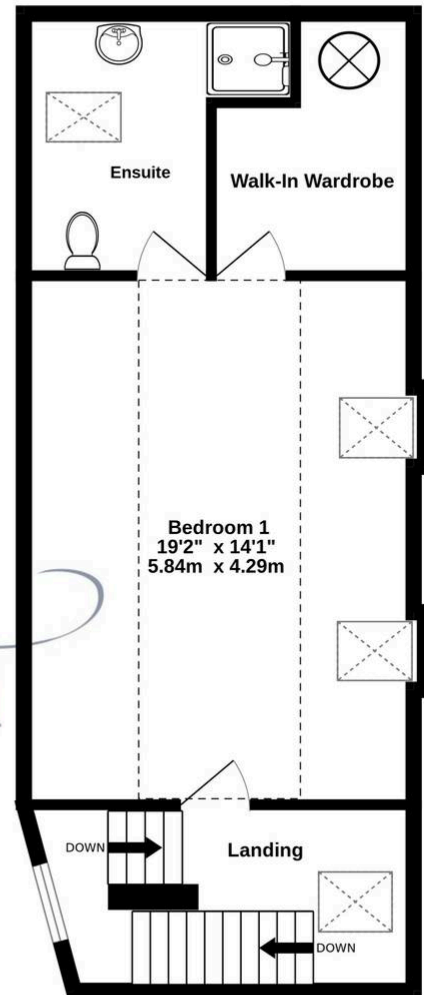
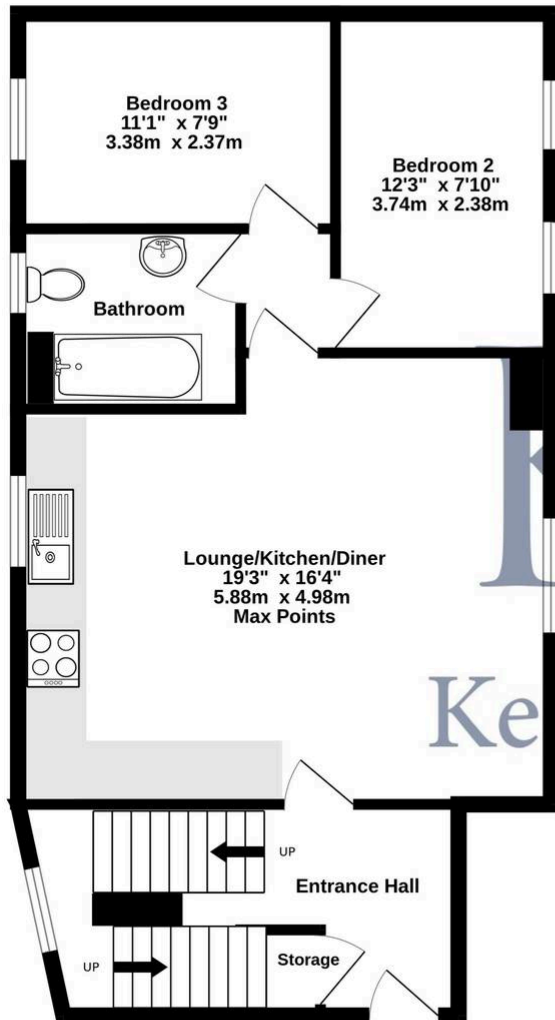
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

1st Floor
658 sq.ft. (61.2 sq.m.) approx.

2nd/Top Floor
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 1151 sq.ft. (106.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.