



Elliot Heath
ESTATE AGENTS

8 Rib Close, Standon
Guide Price **£480,000**

8 Rib Close

Standon, Ware

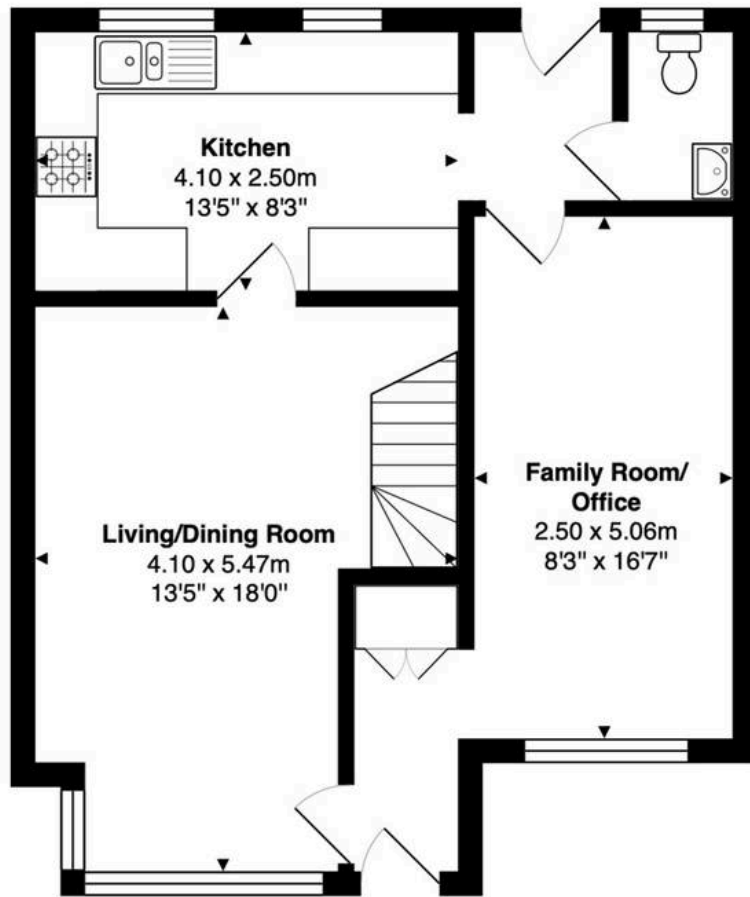
Extended and well-presented three double-bedroom semi-detached home in a quiet Standon location, with parking, private garden and versatile living space, close to schools and amenities.
Council Tax band: D

Tenure: Freehold

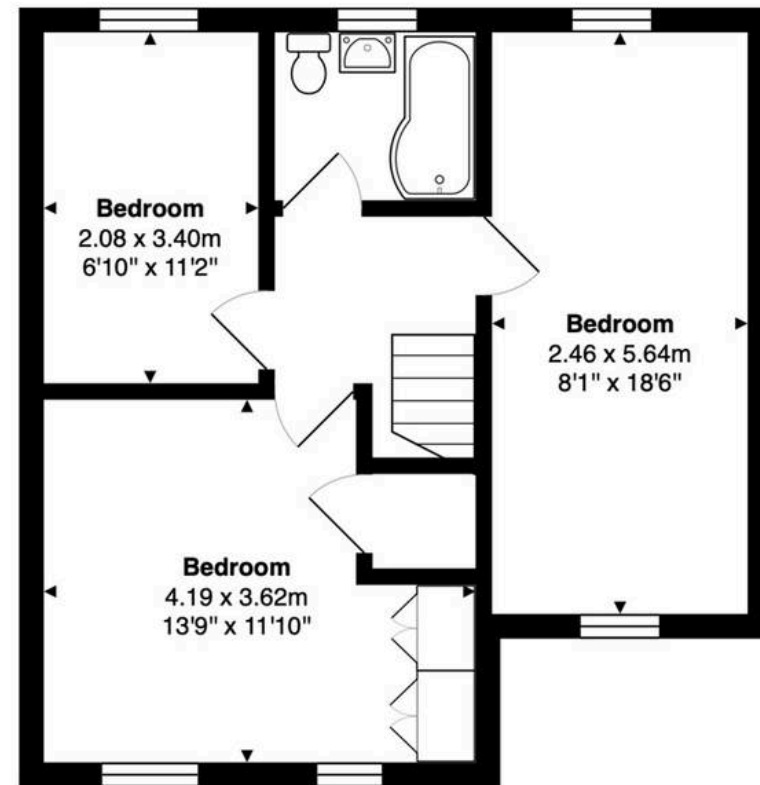
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Ground Floor
Area: 51.1 m² ... 550 ft²



First Floor
Area: 44.6 m² ... 480 ft²

Total Area: 95.7 m² ... 1030 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 built in storage cupboard, tiled flooring, radiator, open to the family room/office and door to:

Living/Dining Room

13' 5" x 17' 11" (4.10m x 5.47m)

With double glazed window to front aspect, radiator, wood effect flooring, stairs rising to first floor landing, door to:

Kitchen

13' 5" x 8' 2" (4.10m x 2.50m)

With two double glazed windows to rear aspect. 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, wood effect flooring, open to:

Rear Lobby

With door to the rear garden, tiled flooring, vertical radiator and doors to:

Downstairs WC

With double glazed window to rear aspect with obscure glass, Fitted with a suite comprising vanity unit with inset wash hand basin, concealed cistern wc, tiled splash back areas, tiled flooring, heated towel rail.

Family Room/Office

8' 2" x 16' 7" (2.50m x 5.06m)

With double glazed window to front aspect, radiator.

First Floor Landing

With doors to:

Bedroom One

13' 9" x 11' 11" (4.19m x 3.62m)

With double glazed window to front aspect, radiator, fitted wardrobe cupboards and built in storage cupboard.



Bedroom Two

8' 1" x 18' 6" (2.46m x 5.64m)

Dual aspect with double glazed windows to front and rear aspect, two radiators.

Bedroom Three

6' 10" x 11' 2" (2.08m x 3.40m)

With double glazed window to rear aspect, radiator.

Bathroom

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, concealed cistern wc, fully tiled, heated towel rail.





FRONT GARDEN

Attractively planted with mature shrubs and plants.

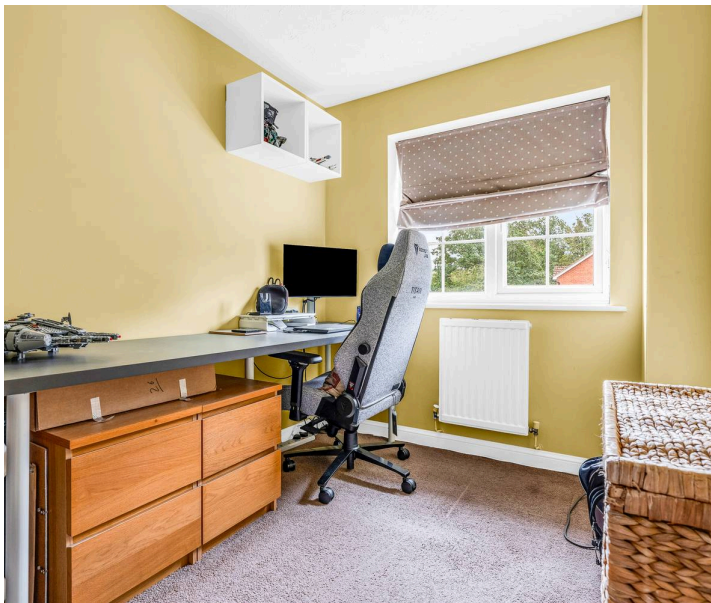
REAR GARDEN

The rear garden is of a good size, mainly laid to lawn with plant and shrub borders together with decked seating area to the rear. Timber garden shed.

DRIVEWAY

2 Parking Spaces

Driveway to the front of the property providing off street parking for two vehicles.







Elliot Heath Estate Agents

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

01920 29 33 33

hello@elliotheath.co.uk

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