



Elliot Heath
ESTATE AGENTS

Westleigh Hanging Wood, Standon
Guide Price £1,500,000

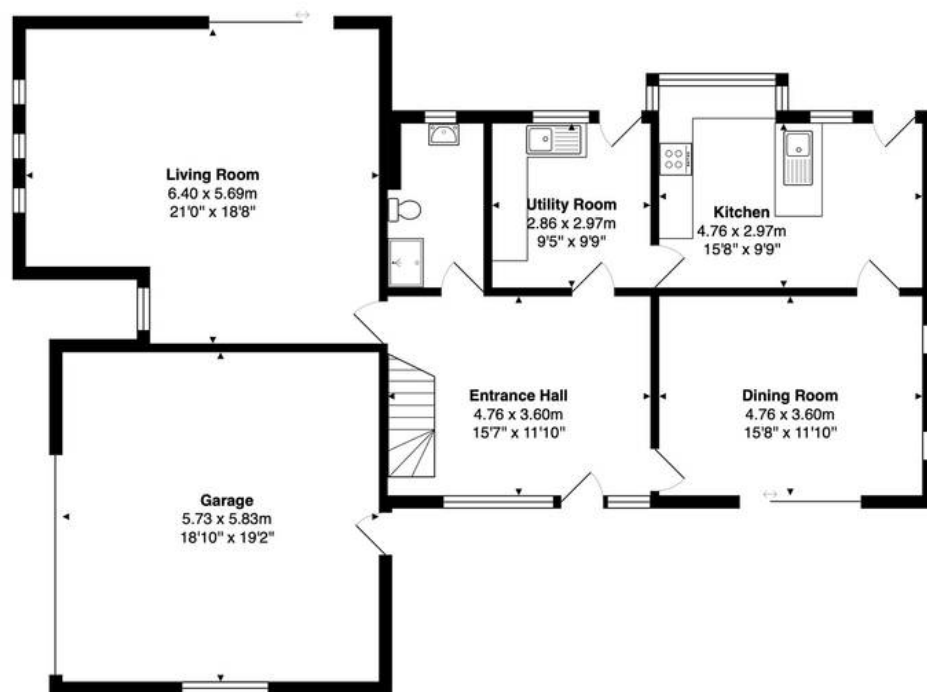
Westleigh Hanging Wood

Standon, Ware

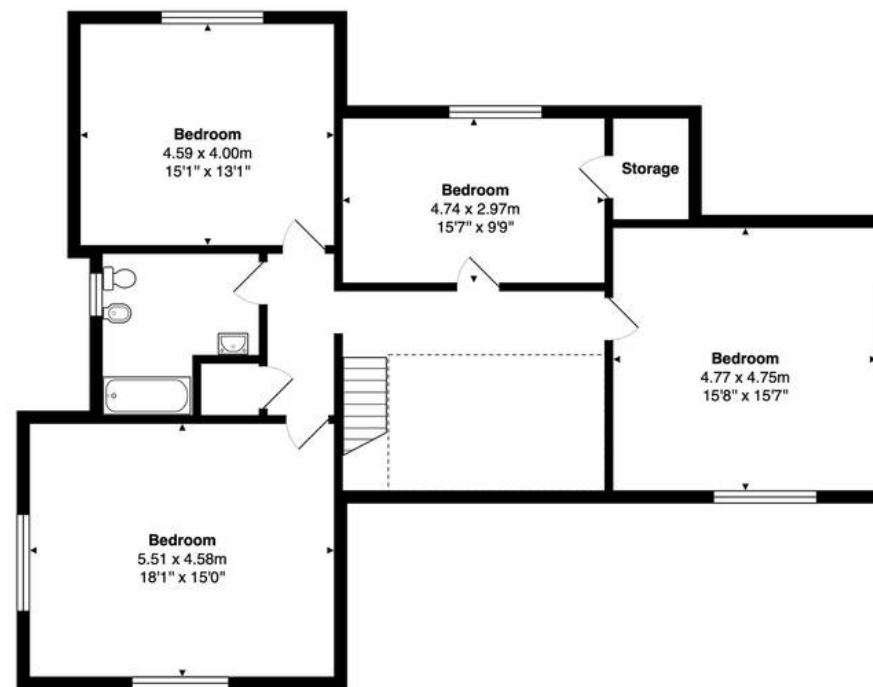
Delightful family home, built in 1983 and inspired by Frank Lloyd Wright located in a hamlet south of Standon. Set in 1.9 acres with 4 beds, generous living space, double garage & excellent potential.
Council Tax band: G

Tenure: Freehold





Ground Floor
Area: 135.8 m² ... 1462 ft²



First Floor
Area: 116.5 m² ... 1254 ft²

Total Area: 252.3 m² ... 2716 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

Generous Entrance Hall

15' 7" x 11' 10" (4.76m x 3.60m)

With full height double glazed windows and front entrance door, radiator, stairs rising to the galleried landing, wood panelling to ceiling, doors to:

Dining Room

15' 7" x 11' 10" (4.76m x 3.60m)

Dual aspect with double glazed sliding patio doors to front aspect and two full height windows to side aspect, radiator, door to:

Kitchen

15' 7" x 9' 9" (4.76m x 2.97m)

With double glazed box bay window and door onto the garden. Fitted with a range of wall and base storage units with wood work surfaces over incorporating a sink and drainer unit, integrated appliances, breakfast bar, tiled splash back areas, tiled flooring, radiator, door to:

Utility

9' 5" x 9' 9" (2.86m x 2.97m)

With double glazed window and door 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 flooring, radiator, door to the entrance hall.

Shower Room

With double glazed window to rear aspect. Fitted with a suite comprising shower cubicle, low flush wc, tiled vanity unit with inset sink, fully tiled, chrome heated towel rail.

Living Room

21' 0" x 18' 8" (6.40m x 5.69m)

Dual aspect with double glazed sliding doors to the garden, full height windows to side aspect and window to side aspect, two radiators, feature fireplace, exposed brick work, wood panelling to ceiling.

Galleried Landing

With wood panelling to ceiling, radiator, airing cupboard, doors to:



Bedroom One

18' 1" x 15' 0" (5.51m x 4.56m)

Dual aspect with double glazed windows to front and side aspect, radiator.

Bedroom Two

15' 8" x 15' 7" (4.77m x 4.75m)

Dual aspect with double glazed windows to front and side aspect, radiator.

Bedroom Three

15' 1" x 13' 1" (4.59m x 4.00m)

With double glazed window to rear aspect, radiator.

Bedroom Four

15' 7" x 9' 9" (4.74m x 2.97m)

With double glazed window to rear aspect, radiator, door to storage area.

Bathroom

With double glazed window to side aspect. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, tiled vanity unit with inset wash hand basin, low flush wc, bidet, fully tiled walls, radiator.





GARDEN

Mature gardens that extend to approximately 1.9 acres overall with a woodland walk, two patio seating areas, summerhouse, separate garden and brick built mower store.

DRIVEWAY

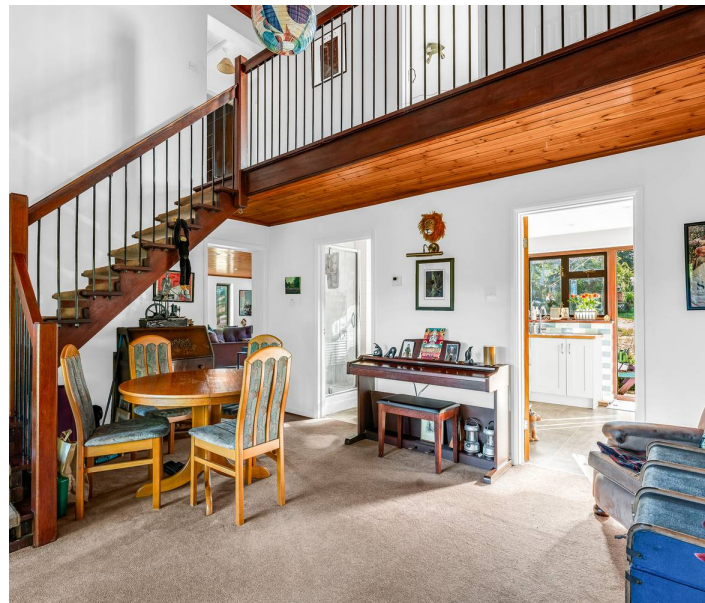
6 Parking Spaces

Generous driveway providing ample parking for numerous vehicles and access to the integral garage.

DOUBLE GARAGE

2 Parking Spaces

Double integrated garage measuring approximately 5.73 x 5.83 (18'10 x 19'2) with up and over door to front aspect, window to side aspect. personnel door to rear aspect and car pit.









Elliot Heath Estate Agents

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